

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Wednesday, July 08, 2015
Tifereth Israel Synagogue

6660 Cowles Mountain Blvd.
San Diego- 92119
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New Start Time
6:30 P.M.

Agenda

Call To Order: 6:30 P.M.

- Roll Call of Board Members

Matthew Adams (San Carlos)	March 2017x
Eric Aguilera (Grantville)	March 2016
Richard Burg (San Carlos)	March 2017x
Terry Cords (Allied Gardens)	March 2017x
Tim Flodin (San Carlos)	March 2016x
Steve Grimes (Del Cerro)	March 2017x
David Hardy (Allied Gardens)	March 2016x
John LaRaia (Grantville)	March 2017x
Douglas Livingston (Del Cerro)	March 2016x
Michael McSweeney (Del Cerro)	March 2016x 6:40
Lynn Murray (Allied Gardens)	March 2016x
Marilyn Reed (Allied Gardens)	March 2017x 6:45
Dan Smith (Grantville)	March 2016x
Daron Teemsma (Grantville)	March 2017x
Jay Wilson (Del Cerro)	March 2017x
Dan Northcutt (San Carlos)	March 2016x

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): Info item- city of SD pipeline Dept. Public works sent email they will not be conducting update this evening. There is a change in project design and the City is moving all 5 laterals to other areas of city. J Wilson makes motion. S Grimes seconds. 13-0 in favor. (M. McSweeney and M. Reed not in attendance for this vote).
- Approval of the May 13, 2015, Meeting Minutes: J Wilson makes motion D Hardy seconds 13-0 in favor (M. McSweeney and M. Reed not in attendance for this vote).

Officers Reports:

- Chair's Report: Comic Con starts tomorrow.
- Vice Chair's Report: Several calls regarding marijuana dispensaries. Questions regarding properties along SD River. Dedicated parkland behind Armstrong Garden Center. CDFW owns land along SD River not considered a park. May be able to be grandfathered in.
- Treasurer's Report: \$30.00 verified by D. Northcutt

Elected Officials' Reports:

- Councilman Scott Sherman – (Liz Saidkhanian): Grantville plan amendment approved last month goes

into effect 07/23. No new projects brought forward as of yet. City website on Councilman's site can track projects at <http://www.sandiego.gov/development-services/opendsd/>. Office working with 3 other Councilmembers to speed up permit process for park construction. Currently 24 steps. Neighborhood watch signs volunteer event 7/16 at AG Farmers Market. J. Wilson and M. Adams offers to assist. D. Smith asks to speed up development permit process also. M. Adams stuck in traffic on La Madra due to resurfacing is very happy. M. McSweeney asks about homeless issue at Chaparral Canyon. 7 arrests made recently and abated 9 camps. Councilman's office does not have access to NextDoor.com.

- Officer Adam McElroy (Community Relations Officer): Brought along Lt Mike Swanson – in charge of 320's (Navajo neighborhood). Crusaders soccer sign stolen along Waring and Navajo Rds. Proactive enforcement team moved from college area to deal with burglaries issues Navajo Terrace Apts. and other areas being hit hard. Closely related to transient issue in Canyon by Lake Murray. Works with Las Mesa and CHP to address situation. Looking pretty good. Violent crimes looking great, not huge problem in our area. Downward trend. Property crimes spiked in April. In May it dropped. June it dropped even further (3x less). **April-May-June** Commercial Burglaries 4-2-2, Residential Burglaries 30-17-10, Shoplifting 6-5-5, thefts 27-29-10, Car Prowls 59-51-18.
- Representative Susan Davis - (Daniel Hazzard): Passes out Davis Dispatch. Annual Appropriations bill moving through Congress. Education in workforce committee no child left behind bill being worked on. Affordability hang-up in House. Fed money follows students. Nation Defense Authorization Act being worked on also. Retirement workshop SSN and Medicare experts 8/05 and 8/11 there will be a federal grant workshop. T. Flodin asks about postal reform. Still moving forward but she is not on that committee. Trade authority bill outlines how trade bill need to be made public. Negotiations ongoing.
- Mayor Kevin Faulconer – (Anthony George): Not in attendance
- Assembly member Shirley Webber (Jannell Jackson): Not in attendance
- Senator Marty Block (Hilary Nemchik): Not in attendance
- Seth Litchney City of SD Planning Dept.: Not in attendance

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

John Pilch: Living Green Coop was on 6/25 Planning Commission but was withdrawn. San Carlos/Lake Murray Rec Council purchased double handicap access table for Lake Murray Park. Library construction completed but additional work started last week. Telecom site proposed for playing field at San Carlos Park. Proposed to have lights on pole to light field. Orchard Supply proposed for old Ralph's site.

Jay Wilson – Allied Garden Farmer Market still going 4-8. AG Farmers Market to run at least 6 more months at least.

Maggie Pound - Business to business networking. Wishes more coordination between NCPI and businesses. Meet 3rd Weds of month 7:30-9. Meggie will be group Rep.

T. Cords – Thanks local PD and others for assistance on stolen signs. Crusaders Soccer is a non-profit organization. AG Rec Council 1st Friday concerts in the park 2 more scheduled for summer. Parking lot at Rec Center closed starting 7/13 10/19 for refurbishing. Open 60 hrs. per week 97 days due to additional funding in City budget.

Informational Presentations:

City of San Diego Public Works Department

Navajo Pipeline Rehabilitation Update: Lisa Canning Project Engineer

Project Presentation regarding proposal for 26 Single family detached homes on property located at the North East corner of College Avenue and I-8: Tony Pauker, ColRich Communities:

Places poster boards showing proposed development in front of audience. SD based company for over 30 yrs. 5.6 acre parcel. Originally intended to be part of original development 1958-68. Zoned RS1-7 5,000 sq. ft. minimum lots for single family homes. Follow zoning and Navajo Community Plan. Average home in area 1650-2,000 sq. ft. majority single story. Mid-century modern style. Going to follow look of existing homes in area and same size. Access point 75' south of Chevron carwash. Private road off of College single road into development. Historically site was cleared in late 50's early 60's. soil on site is fill. Non-native grasses and ornamental plants primarily on property. Not is MSCP to mitigate will purchase mitigation credits for off-site mitigation.

Gentleman in hat- asks about construction timeframe and ditch on property (will it be filled) T. Pauker states construction would not start for at least 18 months. Grading to take approx. 4 months, houses to be built in 5 months. Removing soil in northern portion of site and fill in the southern portion. Storm drain in middle.

Lady in audience – Do you own property and easement from fence-line current owner lives in Toronto and is being worked with. T. Pauker states backyards of current homes would face backyard of new homes.

Another lad - Does not see how road would work due to current traffic conditions. T. Pauker states Traffic Engineer working on the issue and has met with City staff. Deceleration right turn lane into property.

Gentleman – Egress issue have to go 4 lanes over to make U-turn on college to go south. Block lanes trying to inch way to turn lane. Biggest concern. T. Pauker states enforcement issue and builders are being addressed with City. There is no u- turn allowed.

Gentleman – Asked if permits acquired. T. Pauker states the area is considered environmentally sensitive area. No permits yet in process of getting them. ESL (Environmentally Sensitive Lands) most of City designated need higher reviews from city and more rigorous level of review.

Young lady in front row – access issue dealing with U-turn. What is travel route from development to get to freeway? T. Pauker states he does not know, empirical question about trip generation 10 trips per home per day. Would not notice additional traffic due to current usage. Outline the process please: long range planning (NCPI) designated as single family home development site. Development services – Compliance with all zoning and codes geo, bio, hazardous, public meetings, environmental document will submit tentative map during this process and City staff to make recommendation. To take at least 9 months but most likely at least 1 yr.

Property owner on Marne Ave. for 30 yrs. States he has used the property for over 5 yrs. and looking to acquire a prescriptive easement.

Gentleman in front row – Will utilities be underground? T. Pauker states, yes they will be underground.

Back row gentleman – Asks about deceleration lane? Exiting right turn area may be reduced for new access. T. Pauker states it will be increased.

Gentleman in front row – Asks about utilities. Storm drain easement, sewer easement, water main easement, unused SDGE easement, and various other easements also.

Another gentleman in red in front row – Suggests a through site plan and pad elevations roof top elevations inform zoning for area when presenting before Del Cerro Action Council. Asks if any public funding? T. Pauker states zero public funding.

Lady in back (lives on Glenmont St.)- Asks about easement in vicinity. Caltrans property goes under College in

vicinity. T. Pauker states will not be touching Caltrans land.

Gentleman in middle. Asks for additional material including overlays. States most cars coming out of development will go south to I-8. Look at neighborhood not just traffic going north on College.

Lady standing in back – What will home prices be in development? T. Pauker states low \$600,000 to approach \$700,000 depending on options.

Lady in middle row -How many feet in back of house to back yard of current residences? T. Pauker states not certain yet will know more soon.

NCPI Board:

M. McSweeney – Mid-century question build home mimicking current homes in community. Tony states build home that take cues from the community.

D. Livingston – Thanks for preliminary discussion. Lives in area, traffic will be big concern and egress also. Enforcement issued correct. Beneficial to make sure traffic studies look at intersections north of project site (Rockhearst, Lambda, etc.).

M. Adams thanks for coming in early stages. When return to NCPI with more specific data. Will be at Del Cerro Action Council on 7/23. At least 2 months before returning to NCPI

Action Items:

Diego Hills Public Charter, Project #412339

CUP to convert existing 5,470 sq. ft. retail building to a Charter School for ages 14-19 located at 8776 Lake Murray Blvd

Currently operation at El Cajon/College serving High School drop outs or credit at risk and not going to graduate. Open 8-6 staggered arrival. Same requirements as SD Unified. Flexible schedule. Large group new site currently 5,000 sq. ft. (Hollywood Video) be a good community partner. Niche market. Traffic study needed according to Cycle Report. A recent National City study says traffic design significantly lower than traditional school. States not sure if traffic study needed and city currently reviewing. M. Adams asks if building being expanded. States no but will do significant interior remodeling and will do work outside if needed.

M. McSweeney makes motion motion to approve CUP as proposed. L. Murray seconds. T. Flodin asks if giving carter school is giving kids an out to not stay in traditional high school. One size fits all does not meet all kids states. J. Wilson asks 6/02 cycle letter states traffic study needed. Has that been changed? City states may not need traffic study. M Reed asks if additional handicap spaces needed. Higher percentage of kids with IEP at this school. D. Livingston at any one time how many students staff, security, admin staff on site. Similar school in Chula Vista 8 teachers, a few tutors, principal. 300 kids served say 25-30 at most at one time. Mondays/Fridays light. 9-10 busier than 8 am. T. Cords asks about public transportation in area. Bus stop right next to building. Asks about other businesses in center and how they feel. Does not allow students to loiter. Security guard goes up and around to make sure there are no problems.

J. Pilch: States they came to SCAC on 5/5 and made the same presentation and it was well received. He suggests it be approved. Couple of issue regarding traffic impact study. City requiring 76 spaces and makes no sense if people coming in by public transportation. Security guard onsite and people occupying building may preclude people hanging out at site.

Jem Doonan: mentions El Cajon site and friend works there. Site looks very nice. Why not use SD Unified buildings. Have not tried using Prop 39 because not always seen as positive. Model dealing with kids not feeling comfortable with regular high school. A good way to get kids thru school.

MJ Wagner – One of most encouraging presentation on any topic and he hopes it succeeds.

Unanimous approval all in favor 15-0

Saint Dunston's Church, Project #418067

Crown St. Dustan's. CUP Process 4. Wireless Communication Facility: 3 panel antennas on 3 parking lot Stands with 185 sq. ft. equipment enclosure. 6556 Park Ridge Blvd.

Currently 3 30' tall light poles 12x30 foot equipment enclosure. No changes proposed to equipment. M. McSweeney makes motion to approve CUP as presented. J. Wilson Seconded. D. Northcutt – is there a change in frequency or voltage broadcasting. No changes proposed. Unanimous vote 15-0

J. Pilch –In favor of it.

Jem Doonan - Cell phone does not work in his house. How to get whole area covered. How to get total area coverage if no new towers? Covers up to Navajo.

Community Group Reports:

- Grantville Stakeholders Group - Matt Adams: Group dismissed.
- Allied Gardens Community Council - Marilyn Reed: 7/28 David Akin city of SD water Dept. town hall meeting 7 pm Ascension Lutheran Church on Zion.
- Del Cerro Action Council - Jay Wilson: David Akin presenting 7/23 7 pm Temple Emanu-El.
- San Carlos Area Council - John Pilch: 9/2 6 pm San Carlos branch library. Mayor Faulkner as speaker San Carlos Rec telecom proposal at San Carlos Rec Center.
- Mission Trails Regional Park Advisory Board: New Board members to be confirmed 7/30.

Future Agenda Items Old Business New Business Adjourn

Cortez Residence