

# NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

MEETING MINUTES FOR

Wednesday, November 8, 2017

## Tifereth Israel Synagogue

6660 Cowles Mountain Blvd

San Diego, CA 92119

navajoplanners@cox.net

**6:30 p.m.**

### Call to Order

### Roll Call of Board Members

- **Matthew Adams** (San Carlos) March 2019
- Open (Grantville) March 2018
- Richard Burg (San Carlos) March 2019
- **Terry Cords** (Allied Gardens) March 2019
- Tim Flodin (San Carlos) March 2018
- Steve Grimes (Del Cerro) March 2019
- **David Hardy** (Allied Gardens) March 2018 absent
- **John LaRaia** (Grantville) March 2019 absent
- **Douglas Livingston** (Del Cerro) March 2018
- **Lance Grucela** (Del Cerro) March 2018
- **Stephen Dahms** (Allied Gardens) March 2018
- **Marilyn Reed** (Allied Gardens) March 2019
- **Dan Smith** (Grantville) March 2018
- **David Smith** (Grantville) March 2019 absent
- **Justine Neilsen** (Del Cerro) March 2019
- Dan Northcutt (San Carlos) March 2018 absent

### Modifications to Agenda

No Modifications

**Motion to approve agenda as presented, (David Smith/Grucela). Passes Unanimously.**

**Minutes:** Approval of the October 11, 2017 meeting minutes

**Motion to approve minutes Livingston/Neilsen). Passes without opposition and with Hardy Abstaining.**

### Directors Report

Chair, Vice Chair & Treasurer

No reports from Chair and Vice Chair not in attendance at the time.

Treasurer \$23.00 remains in account.

### Elected Officials' Reports

None

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

**Dan Smith**, Reported on meeting with City planners regarding the Mission Valley Community Plan Update. Questions remain over long term affects the MVCUP will have on Grantville and the Navajo community.

**David Ege, Branch Manager, San Carlos Library**, reported on upcoming events including a 12/10/17 Archeological presentation.

### **Informational Presentations:**

#### **Alternative Care Facility**

Proposal to develop approximately 75 Permanent Supportive Housing units for seniors at 4445 Glacier Avenue. The project will primarily serve very low income seniors with chronic health conditions who have experienced or are at risk of homelessness.

Jonathan Taylor, Wakeland Housing

4-Story Structure

Ground Level Care Facility

62 parking spaces on 3 level parking

Board Discussion on whether the project requires a CUP

Concern over driveway cuts on Mission Gorge Road

Alley access is a concern due to elevation change

Process one Project – by right

No density bonus component

### **Action Items:**

#### **Medical Marijuana Consumer Cooperative**

Conditional Use Permit (Process 3) for a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 1,385 square foot suite within an existing 14,950 square foot, two-story building located at 5959 Mission George Road . The 0.59-acre site is located in the IL-3-1 zone and Airport Influence Area (Montgomery Field) within the Navajo Community Plan Area. Council District 7.

Mehrdad Banki

NOTE: NCPI Board member Neilsen recuses due to professional conflict.

New Project Review

Just submitted plans on Friday.

May cycle report no longer valid.

CUP for 5-Years

38 Parking Spaces

Will be a Not for profit Mutual Benefit Corporation

Medical Marijuana facility only. No recreational sales. (But applicant said it could convert to recreation if law permits in the future).

Issue of teen driving school within 1,000 foot radius zone

Issue of Motel 6 converting to Veteran Housing and possibility of children living there.

Question on whether project is grandfathered under old rules since Grantville CPU.

Primarily a CASH business.

Citing attacks at other MMCC, there was Board concern over risk of criminal activity.

**Motion to continue item until the City fully evaluates the project, (LaRaia/Hardy). Passes Unanimously.**

## **ByLaw Subcommittee**

Report from the Bylaws Subcommittee on recommended amendments to the NCPI Bylaws.  
Matt Adams

Discussion on recommendations by the Bylaw Subcommittee (Adams, Neilsen, Dan Smith, Stephen Dahms).

Proposed changes include:

1. Reducing meeting requirement to run for the board from 2 meetings to 1 meeting.
2. Grant the NCPI Board the option to appoint a board member to fill a vacancy (of a single seat only) by majority vote of the members present.
3. Grant NCPI Board members one excused absence each year that will not count against standard attendance requirements.
4. Various grammatical corrections.

**Motion to support NCPI Bylaw revisions as presented and with board amendments, (LaRaia/Grucela). Passes Unanimously.**

## **Shawnee EOT, Project Number 575486**

Extension of time to PDP #632544 and SDP#632545 of 22.9 acre site for the creation of 28 multi-family lots and eight open space lots for the future 996 multi-family dwellings located at 6910-6980 Mission Gorge Road.

Board discussion on previous action on the project. (A motion to approve the project failed with 7 YES votes and 8 NO votes on 7.16.12) No other action was taken.

Board would like to hear from applicant at next meeting.

**Motion to table discussion until the next meeting, (Grucela/Reed). Passes Unanimously.**

## **Community Group Reports:**

- Allied Gardens Community Council : Next Meeting, Nov. 28<sup>th</sup>. Speaker Eric Frost from SDSU to discuss Alvarado Creek. December 7<sup>th</sup> Waring Road Tree Lighting. Dec 8<sup>th</sup> Holiday Festival.
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- Del Cerro Action Council: (Jay Wilson) Colrich Project to City Council on Dec. 13<sup>th</sup>. Likely project will pass due to conformance with city regulations.
- San Carlos Area Council
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- Mission Trails Regional Park Advisory Board (Marilyn Reed)
- Field Station Project Update. Permits nearly complete. Input requested for Public art concepts for front of center. Pictures located in visitor center. Fortune trail will be closed for palm tree removal.

**Old Business / New Business / Adjourn (8:52 p.m.)**