

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Wednesday, April 12, 2017

Start Time
6:30 pm

Masonic Lodge
7849 Tommy Drive
San Diego, CA 92119
navajoplanners@cox.net

Call to Order: Mark Rawlins here

Roll Call of Board Members:

- **Matthew Adams** (San Carlos) March 2019
- **Eric Aguilera** (Grantville) March 2018
- **Richard Burg** (San Carlos) March 2019
- **Terry Cords** (Allied Gardens) March 2019
- **Tim Flodin** (San Carlos) March 2018 out
- **Steve Grimes** (Del Cerro) March 2019
- **David Hardy** (Allied Gardens) March 2018
- **John LaRaia** (Grantville) March 2019
- **Douglas Livingston** (Del Cerro) March 2018 out
- **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) Dan from Ideal March 2019
- **Open** (Del Cerro) March 2019
- **Dan Northcutt** (San Carlos) March 2018

Modifications to Agenda (2/3 vote requirement to change Information items to Action Items prior to agenda adoption): **S Grimes D Northcutt seconds 13-0 in favor**

Minutes: Approval of the March 8, 2017 Meeting Minutes. **A couple of changes made - T. Cords seconds D Hardy makes motion to approve minutes as amended 13-0 in favor**

ACTION: Election of the NCPI Officers: Chair, Vice Chair & Treasurer Elected Officials' Reports

S. Grimes thanks M. Adams, M. Reed, and R. Burg for past work on Board. **S. Grimes makes motion to elect M. Adams - Chair, R. Burg - Secretary, M. Reed - Treasurer, J. LaRaia - Vice Chair. T Cords seconds 13-0 in favor**

Officers Report Chair:

- Matt Adams Chair -
- Vice Chair –
- Marilyn Reed Treasurer- **\$23.00 verified by D. Northcutt.**

Elected Officials' Reports:

- Councilmember Scott Sherman (Liz Saidkhanian): Mayors budget out this Friday Michael Meram new intern is a Senior at SDSU
- Officer John Steffen (Community Relations Officer):
- Representative Susan Davis - (Mark):
- Mayor Kevin Faulconer – (Anthony George):
- Assembly member Shirley Webber (Lee Hernandez):
- Senator Toni Atkins (Ryan Trabuco): AB199 reached out to Matt setting up call, SB2 to appropriations committee next week, SB 270 hearing next week.
- City of SD Planning Dept. (Lisa Lind): Seth moving on from City of SD joining SANDAG. Lisa Lind new City attendee.

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

Dan Tomasky (Del Cerro resident - - Navajo/Golfcrest intersection. Needs crosswalk installed no impactful crosswalk. Request in for Traffic Engineer to review situation

David Egg- San Carlos library manager: Rhodes Scholar coming 4/21 to discuss educational trips Ken Kuhlken to present author talk 4/28 at 2 pm.

Terry Cords – SC (4/17 6pm) and Allied Garden Rec Council – Crusader soccer club to host 2 Canadian teams at Pershing Field 4 pm next Weds

Marilyn Reed has concerns on project at Fairmont/Twain. How are these projects going to be reviewed. Walkable Community but building out to sidewalk. Apts. Are built up against parking structure. Has concerns Marilyn about apts. being rentable.

D. Northcutt 4th July fireworks \$60-\$75,000 goal. Asking community to step up and make donations at lakemurrayfireworks.org for tax deductible. \$50 per family suggested

Informational Presentations:

Affordable Housing Fund Annual Plan for FY2018. Liliana Caracoza, San Diego Housing Commission Passed out handout. Local and annual renewable source of funding. Low and medium households. ~\$74,000,000 this year's budget (rental housing majority and homeless). Comments from the public solicited. Written comments due by April 26th. Funding source flexible. M. Adams asks how much going to homeless services (last page in back of handout discusses). Audience member asks about if homes or apts. (Both). D. Smith asks if helps homeless veterans. Yes, proposal to house 1,000 veterans almost halfway there. It is a separate funding. Audience member asks about the 2 developments by Affirmed housing in area asks if city involved in funding. Yes, but not exact amount. Is it for construction or ongoing services? (Both).

Soccer City

\$1 billion redevelopment of the Qualcomm Stadium property in Mission Valley consisting of soccer/football stadium, 55 acre park and commercial/residential development. FS Investors

Presents PowerPoint. Nick Stone, Don Dunbar - Believes soccer massive popular sport in San Diego. 50,000,000 in road improvements proposed. Committed to due traffic analysis.

Community Comments:

Doug Curlee – how can it live unless SDSU is willing happy partner. 30,000 seat stadium will not do the job. (actual 24,000). 40,000 lose major league soccer and SDSU will have to build on own. (Can grow to 40,000).

Attendee – what time of community support? Who's taking ownership? FS Investors to take ownership. A ton of corporate groundswell. Is there a committee of community supporters? (Yes and growing rapidly).

Attendee – Does soccer and football play in same season? (Overlap a bit). Why second stadium (NFL).

Attendee – How obtaining property? (paying fair market value and paying for river park).

Attendee – Is SDSU needs 40,000 what would be problem closing off south end. (Cannot close off south end due to major league soccer stadium too big). Impossible to expand (not so, 4 different designs in review)

Attendee – If there is a way to bridge gap with SDSU do it!

Attendee – Jay Wilson – Has Rob Hutsell on board with this? (Stay tuned) (best shot at getting something done).

Luciano Emanuel – Where is mayor on this? (3,000 pages dropped off with city. Mayor is looking into it).

Warren Wong – What process have you set up and receive comments (Groups like NCPI and other planning groups). Gosd.com

Joe LaCava – public land public vote coalition. City council to decide to adopt or send on to ballot. Should go to public vote. Asks to put in as action item to insure it goes to public vote. Comment on EIR draft. No public comment or alternatives. Not a CEQA process. Cannot comment on traffic. Not fair market value. Council policy 7s10. Have driven market value won to get best value. Is no vetting of this project? (Beauty of process is some people like Joe are doing vetting. Will be a public airing with the public funded)

NCPI Members:

M. Adams – SB743 no significant traffic impacts within 1/2 mile of transit stop. What are actual traffic impacts in way of trips and which direction. (traffic study details everything. Impacts are related to Friars road and immediate vicinity roadways. This community will reap benefits of mitigation. New I-15/Friars interchange. Friars Rd to be widen lane in each direction. All impacts are fully mitigated. Adding capacity with a net increase. Encourages everyone to look at document).

J. LaRaia – His firm involved in project looking at impacts. Not concerned with competitiveness. Supported in public process there is a process for big projects for a reason. Your plan locked in will not change no matter what people say. Sis not study Friars Rd over 15. Impacts to I-8/Fairmont. Providing no improvements very impactful. Nothing in document showing that. Value of land as it sits today. Entitlements add value to land but you will l value land unentitled! (BIA provided estimate earlier. Grading utilities, traffic, parks, stadium demo not included. Did analysis I-15 interchange and will widen and SD mission rd. also. Analyzed Fairmont/I8 and no impacts). Improvements required prior to building. (either provide infrastructure or provide money to city to build infrastructure).

D. Smith – where is 2020 time line come in? (Delivery date for soccer and Petco does not want SDSU in

stadium past 2019.) If Mission Valley plan updates get finished and zoning change will fair market value be based on use in updated plan (no, as is right now).

S. Dahms – What fraction is assignable to campus (give a few weeks to answer. 12 acres under stadium gift and \$100,000,000 stadium gift). Environmental impacts has plume been assessed to timing and cost? (We hope so, Kinder Morgan indemnity agreement with city). If the petroleum hydrocarbon plume at the Q is larger than expected that remediation delays and costs might result in the future San Diego football team being called the Oilers.

T. Cords – Glad vote with City Council changed and now potentially going to voters. Has not read reads the presentation in paper. It is an all or nothing proposal. If approved they have complete control of property. Concerned about that and total number of housing units now 4,800. Awful dense. Does not trust all the documents. (Go to SD to read the entire document. Lease being structured. It is dense but second least dense in respect to housing of any proposal in last 15 years for that site). Drum beat driven by MSL deadline. Very concerned about the one time up or down vote!

L. Grucela – Shares similar concerned with Board. Is it really the MLS timeline that is driving this process for City to make decision? No other scenario we can get a franchise in the future since we are the most ideal community? How is there no other option? (US League operates caps number of team to 28 no further. Similar to EIR process with an up or down vote. Surplus Property Act, River Park Act, City could decide it does not like timing. Alternative is decade worth of lawsuits.) This is your best option because everything else is going to be worse. Look at what could happen. Any thoughts to way signatures were collected (audited signatures, did not hear any worrisome comments from signatures collectors, located one individual who was not honest and took that individual off the process and voided the signatures that person collected).

M. Reed – clarification about 30 acre park notes state 55 acres. (It's a confluence. 25 of 55 acres is not gift but city code requirement. Other 30 acres is already obligated from previous paid fees that project proponent will build on own.) Does CEQA doc refer just to this site? (Yes) Traffic mitigation has to do with San Diego Mission Rd will that enlarge the road (by site it will be realigned, further east over I-15 widened to allow bike lanes and sidewalks. Widened further east with additional lanes). Will that infringe on Mission de Alcalá? (Will not infringe on church since work will be conducted in existing ROW).

R. Burg – Concerned SDSU does not have a larger role in decision of the site. SDSU is landlocked and this is golden opportunity to expand campus facilities such as classrooms, student housing and a new stadium. SDSU is much more of a community asset than any MLS Soccer team would ever be. Does not believe the group proposing to develop the site is being completely straightforward about the proposal!

D. Hardy – like to make motion to place on agenda next month as an action item. “vote to ask city council to make this a public vote on 2017 ballot. J. LaRaia seconds. 12-1 L. Grucela abstains). How much paid for each signature (a fraction of what chargers paid). How is parking relevant to playing fields (buried within buildings and may repurpose Qualcomm bowl for parking).

D. Northcutt what happens to NFL space if no team comes (16 acres will be repurposed). Asks Liz where Councilman Sherman stands (to place on ballot).

S. Grimes – Does it require 2/3rds vote (50%). If SDAU leaves MW and goes to larger conference it binds SDSU. (if SDSU on board with project developers will build to 33,000 stadium immediately). Petco not option after 2020 for Holiday Bowl (Petco making long term plans for Holiday Bowl).

ColRich Residential Project No. 435483

Site Development Permit and Tentative Map for the subdivision of one existing vacant parcel into 24 single family residential lots and five homeowner association lots.

Presents PowerPoint. Seth Gross makes presentation. Presented 2 years back. Working thru project with City planning staff past 2 years. Reduced by 2 units (24 units now). 6 acre site just south of Del Cerro Blvd on College. All single story approx. 2,400 sq. ft. Upper \$700,000 pricing.

J. Wilson – Thanks for bringing as information item. Amazed traffic engineering allowing this. Traffic much greater than 30 yrs. Only way to get back is an illegal U-turn or go all the way down to Montezuma. (Agrees ingress-egress not ideal but is in compliance. Happy to consider solutions an add language to CCRs).

Audience member – Entire neighborhood does not want it. Are they going to leave access the way it is? Her is a pop-up so maybe not really single story. Who want to live in gully? People will buy and rent to SDSU. (Not only developers looking at site. Have tried to do good job with site).

Audience member – Same issue on Waring Rd if this plans forms to city rule something is wrong with rule.

Audience member – On record this is not OK for community. Only way into Del Cerro for most people. Worried about people making the illegal U-turn to get to freeway.

Audience member – Great fear of coming up College and fear of being hit. Cannot stop people from doing illegal U-turn.

Audience member – concerned of ingress-egress. May be a small project overall but not climate smart.

Rosemary – Worried about housing becoming mini dorms due to ingress-egress issue. Not good site.

David asks if they could come back next week with CCRs

J. LaRaia asks for better rendering of homes on their next visit. Asks if most of their projects are one-story homes (No, trying to keep homes similar to other homes in community).

M. Adams. Cycles geotechnical investigations. (Latest draft comments cleared one week ago).

L. Grucela – Biggest issue is ingress-egress is not ideal. Not ideal vs Unacceptable. Is it impossible to feasible the ingress-egress issue or is it an issue of cost? Has fire dept. signed off on access issues? (Yes) Have elevations changed over past years? (No, lots eliminated on College side and had issues with gully).

D. Northcutt – Looked into easement on parcel pump station is on? (Have looked on it not feasible as he understands it). M. Adams asks to double check on easement.

Action Item: Navajo Community Capital Improvement Project Priority List.

Creation of priority community projects to be submitted to the city's capital improvement program.

Dan Smith discuss's projects: Worked on for last 4-5 yrs. 5 projects on list. (Get project list and place here). Do we accept this list as the NCPI 2018 priority list? Do we add a sixth (Allied Garden Rec Center Expansion)? D. Smith Makes motion to make the items identified in our Capital Improvement letter as our top 6 items for 2018. Stephen Dahms seconds. 13-0 in favor S. Grimes asks which projects fell off list. (We actually expanded to 6 from 4). M. Reed asks for them to be read again. M. Adams reads the 6 projects. J. Wilson says Allied Garden Rec Center to read as replace not expand.

Community Group Reports:

- Allied Gardens Community Council – July meeting code compliance to present to town-hall meeting

- Del Cerro Action Council – 4/27 7 pm ColRich to stop by Adobe Falls update.
- San Carlos Area Council -
- Mission Trails Regional Park Advisory Board – No meeting held this month. 4/19-4/21 - County wildland fire training some areas to be closed for training. May 6th mountain bike ride. May 20th Family Fun day.

Old Business / New Business / Adjourn 9:52

DRAFT