

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Wednesday, May 13, 2015

Tifereth Israel Synagogue

6660 Cowles Mountain Blvd.

San Diego- 92119

navajoplanners@cox.net

New Start Time

6:30 P.M.

Agenda

Call To Order: 6:30 P.M.

- Roll Call of Board Directors

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

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): Switch presentation order to reflect change vs new build. J Pilch mentions cycle report has numerous issues not cleared and to wait to hear presentation. **All present in favor (12-0).**
- Approval of the April 8, 2015, Meeting Minutes: J Wilson makes motion S Grimes seconds **11-0 in favor. D. Livingston abstains.**

Officers Reports:

- Chair's Report: Grantville Community Plan update went before Smart Growth Lands Use Committee and was unanimously adopted. Goes to Planning Commission 4/14. There were some multi-tenant building issues which city staff will work on amending. Goes before full City Council on June 9th.
- Vice Chair's Report: No Report
- Treasurer's Report: \$30.00 verified by D. Teemsma.

Elected Officials' Reports:

- Councilman Scott Sherman – (Liz Saidkhanian): Big thank you for help with Grantville Community Plan update. M. Adams came down to testify. Thanks community for all their help. It was a community effort. 1st Allied Garden Farmers Market 5/15 4-8 at former Albertsons parking lot. Thank you Kiwanis. Audience member asks at what time on June 9th the SD City Council will hear the Grantville Community Plan Update. Liz states meeting time most likely 2 pm.

- Officer Adam McElroy (Community Relations Officer): J. Pilch for: Increase in burglary's in Lake Murray and Navajo area spreading out to the neighboring Lake Streets. C squad to move into area once SDSU is out for summer. Residential burglaries and vehicle break-ins up. Keep valuables out of plan site! Garage door openers being stolen. Be vigilant!
- Representative Susan Davis - (Daniel Hazzard): Passed out Davis Dispatch.
- Mayor Kevin Faulconer – (Anthony George): Sent M. Adams email stating Mayor proposes 20 reforms to city infrastructure program. Budget recently released and reviewed by city council repair infrastructure, safety, and neighborhood. Met with Gov. Brown to expedite permitting for SD pure water program. Balboa Park centennial unveiled revitalized Plaza de Panama with new seating, games, lounging lawn. Chargers plan to be released soon.
- Assembly member Shirley Webber (Jannell Jackson): Not present
- Senator Marty Block (Hilary Nemchik): Not present
- Seth Litchney City of SD Planning Dept.: Not present

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

J. Pilch: Living Green permit denied. Mentions the proposed Gage Elementary School joint use (city parks) project. Guarantees an orderly meeting from San Carlos Rec Council. Conditional Use Permit for Crown Castle has been requested to be resubmitted by Development Service due to issues on current cycle issues report. Library construction to end by May 30th.

J. Wilson: Saturday is Explore Mission Trails Day (from 9-2). All activities are free. Lots of family oriented things to do!

T. Cords: New athletic field/s being proposed at Gage Elementary School. Meeting on 4/29 not well organized. This is a SD Unified School District project. Believes Pershing Middle School should be first priority. A hearing is scheduled Weds (5/20) at San Carlos Rec Council at 6:30. SCAC supports finishing Pershing Middle School project first.

M. Pound: Business in Grantville/Allied Gardens area. Community activist lived in area for 26 yrs. Beginning a business association (San Carlos, Allied Gardens, Grantville, Del Cerro). Would like business community become more involved in the community. Meeting at Troy's restaurant on third weds of month Weds at 7 am.

T. Northcutt: Collected 40-50 lbs. of trash at Paso Del Tempo Park cleanup. Seeing more graffiti. Thanks everyone for their help.

Informational Presentations:

- **David Akin, Customer Advocate / Public Utilities Department.**
Water conservation and drought response NOT IN ATENDANCE will be here next month.
- **Cleveland Elementary School Site Redevelopment**
Ted Shaw & Matt Hamilton, Atlantis Group

Site in escrow expected to close the first part of June. This location is currently an undersized school site. Current Charter School lease thru June 2016. Was offered to other City of SD entities. None responded. Sold on open market. Proposes to build 51 single family homes with a 5,000 sq. ft. minimum lot size and loop. Went before the SCAC last week. Neighborhood meeting on site. Received positive comments. Asked about single vs two stories. Developer proposes to relocate existing monument to edge of property but not sure where yet. Tentative map being developed to submit within next few months. Environment review to follow. Postcard sent to all residences within 300 ft. of site. M. Reed asks if park space is planned. No park at this time. M. Reed asks if only single family homes proposed? Yes, single family homes no deviations asked for. Will be private streets with HOA. T. Grimes ask for name of company (Preface) not a builder. Company currently has no development in SD right now. John LaRaia asks about home size (about 2,500 sq. ft.).

Action Items:

NCPI Bylaw Amendments

Review and consideration of NCPI Bylaws pursuant to mandatory city changes to 600 - 24.

M. Adams sent out in email to NCPI Board. By-law changes are essentially required by City of SD. Need to incorporate these changes into existing by-laws. More formal subcommittee to be established for changes going beyond city requirements. Biggest change is, from now on annual election will not be part of monthly meeting but a separate meeting either before, after, or concurrent. M. Adams proceeds to go over proposed changes as made by the city to the meeting. Two action items are requested: 1) Approve changes and add to NCPI bylaws. 2) Get a subcommittee to review by-laws in their totality and bring back to group for recommendations. **J. Wilson makes motion to approve city mandated changes. Seconded by S. Grimes.** M. Reed asks if we need answers to questions prior to approving changes. We need to add either way but we need clarification. M. Adams states we need to incorporate by June. **Unanimous approval (12-0).**

M. Adams asks for a volunteer from each community for subcommittee. He sees as 3-4 month process. 1st Review, 2nd go to public; 3rd vote. J. LaRaia, T. Flodin, S. Grimes, L. Murray all volunteer.

Cowles Mountain Masonic Temple Proposed VZW Facility. Project 365747

Andrea Urbas, Manager, Zoning + Compliance, Cortel Inc. Dan Davis for Andrea

Cortel Inc. proposes to erect 30 ft. free-standing structure. Existing structure on site. Identical structure on front to house Verizon equipment and antennae. 12 antennas and cabinets within structure. Painted to match existing building. J. Wilson asks about any issues. Dd. Davis responds they are working on parking requirements plan. J. Pilch mentions cycles issue report with numerous needs. City staff unable to complete environmental review due to issues. NCPI Board gathers around design plans to review. **J. Wilson makes motion to table until cycle issues are resolved. J. LaRaia seconds. Unanimous approval (12-0).**

Verizon Wireless Cell site modification, 7880 Golfcrest Drive. Project 374509

The project proposes to re-branch the existing monopine and remove an existing battery cabinet. The top of the monopine branches would reach 34 feet. Candace Chu, Plan Com

Candace Chu: Represent Verizon wireless. Brought drawings. Modification to keep up with changes. Additional screening (branches) to be added. Height deviation requested to add a top branch to make tree look more visually appealing. M. Adams asks how much additional height (3 ft.). J. LaRaia asks how many new antenna's (no additional antennae's). Swapping out current antennas and adding 3 antennas to existing mount and below crown. T. Flodin asks if new tree is taller than existing trees. C. Chu replies she does not know. D Livingston asks about new branches being added within crown. M. Reed asks if new height affect residential views. It will affect property on site but not from across canyon. M. Reed asks if residents were notified. Residents were noticed about project but have not heard anything back. J. LaRaia asks about discoloration of tree over time. Tree been in site for approx. 4 yrs. and in good shape. T Cords asks about residence. Commercial office building currently only structure on site. M. Adam asks about additional noise (none expected). Cabinet to be replaced but new one going in same site. J. Wilson asks if community was notified. Yes, all residences within 300 ft. M. Adams asks if possible to stay within the 30 ft. height limit and get same results. Kerrigan Diehl (Verizon) states consensus is to add 3 ft. to make tree look better rather than cut straight across top. This solution is preferable visually. Tree could be left as is but change making the tree look denser will make it more visually appealing. J. Wilson has never heard of any complaint about current monopine tree. City suggested to Verizon wireless to make the tree more visually appealing after Verizon went to City for permit. M. Reed asks if height due to new antennas. No, technology driven. T. Cords ask if other trees on property are of similar height. Property owner states it is likely to be tallest tree on property but existing trees and still growing. **J. Wilson makes motion to approve but only at current height limit of 30 ft. T. Cord seconds. (9-3 opposed) - T. Cords, M. Reed, J. Wilson vote aye.** L. Murray lives across street from a mono pine and it looks bad. Verizon proposal makes tree look nicer. M. Adams agrees with Lynn and states other trees will continue to grow and they are not limited to 30ft. J. LaRaia agrees with Matt. **J. LaRaia makes motion to support project as proposed approve as request but come back to NCPI with photo of completed project. D. Northcutt seconds (10-2 in favor) - J. Wilson and M. Reed oppose**

R. Benjamin (lives nearby): How many sections have 3 antennas in total and how many added? 3 new antennas will be added currently 9 existing.

J. Pilch: Group has strived to keep trees at 30 ft. height limit. Adding 4 ft. will impact view from condo across street. Should be kept at 30 ft. Asks respectfully the NCPI Board not approve.

Community Group Reports:

- Grantville Stakeholders Group -Matt Adams: Done
- Allied Gardens Community Council - Marilyn Reed: May 26th Invited speaker is Councilmember Scott Sherman. Town-hall meeting. June 5th first of concert in the park.
- Del Cerro Action Council - Jay Wilson: April 23rd Councilman Sherman spoke. 23 July no guest invited as of yet
- San Carlos Area Council – John Pilch: Motion passed in favor of Gage elementary playing fields. No lights proposed and open on weekends until dusk. Next meeting July 1st at 6. Mayor Faulconer asked to speak.
- Mission Trails Regional Park Advisory Board: See previous Mission Trails Day! J. Wilson stepping down from CAC. D. Northcutt volunteers to fill position.

Future Agenda Items:

Condition Use Permit Workshop

Old Business New Business Adjourn: