

# NAVAJO COMMUNITY PLANNERS, INC.

Temple Emanu-El  
6299 Capri Drive  
San Diego, CA 92120

Meeting Agenda for Monday, July 16, 2012

*Back up materials relating to the agenda items may be reviewed online at [navajoplanners.org](http://navajoplanners.org)*

## Notes:

- 1) All times listed for agenda items are estimates only; Items may be heard earlier or later than listed;
- 2) The order of items on the agenda may be modified at the discretion of the Chair

## Call To Order: 6:00 p.m.

- Roll Call of Board Members

<b>Allen Jones (Grantville)</b>	March 2013
<b>Anthony Wagner (Allied Gardens)</b>	March 2014
<b>Richard Burg (San Carlos)</b>	March 2013
<b>Lynn Murray (Allied Gardens)</b>	March 2014
<b>Matthew Adams (San Carlos)</b>	March 2013
<b>Sherry Kelly (Grantville)</b>	March 2014
<b>Mathew Kostrinsky (Del Cerro)</b>	March 2013 arrived 6:16 p.m.
<b>Douglas Livingston (Del Cerro)</b>	March 2014
<b>Cindy Martin (Allied Gardens)</b>	March 2013 arrived 6:03 p.m.
<b>Michael McSweeney (Del Cerro)</b>	March 2014 arrived 6:11 p.m.
<b>Mary Miller (San Carlos)</b>	March 2014
<b>Dale Peterson (San Carlos)</b>	March 2014
<b>Marilyn Reed (Allied Gardens)</b>	March 2013
<b>Dan Smith (Grantville)</b>	March 2014 (absent 6-18-12)
<b>Daron Teemsma (Grantville)</b>	March 2013
<b>Jay Wilson (Del Cerro)</b>	March 2013

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted) )
- Approval of the June 18, 2012 meeting minutes. Burg notes D. Livingston arrived at 7:10 p.m. and D. Smith was absent. S. Kelly stated she had suggested that the group write a letter to the Mission Times Courier. M. Reed, at end of meeting asked Board to write letter addressing concerns on Quail Brush project. Motion to approve minutes made by M. Adams and seconded by D Livingston. Motion passed unanimously

## **Officers and Members' Reports:** 6:05 p.m.

- Chair's Report: Sign in sheet in back. Temple very gracious and please adhere to schedule and be out by 9 PM. EIR out for public review for Castle Rock EIR. Meeting on 8/20 includes Blue Agave on agenda; spoke with proponent of Mission Gorge Road rezone.
- Vice Chair's Report: **No Report**

- Treasurer's Report \$45 in account; verified by D. Peterson.
- Dale Peterson: Comments on meeting decorum. Appropriate to adhere to Temple rules, decent behavior is expected. Know the difference between song and dance and real statements. Encouraged all to have robust discussion but be fair.

**Elected Officials' Reports:** 6:10 p.m.

- Marisa Berumen, Field Representative for Councilwoman Marti Emerald **Not in attendance**

**Public Comment on Non-Agenda Items:** 6:15 p.m. Marco Gonzales: States his name was bandied around by Mathew Kostrinsky and John Pilch at a previous NCPI Board meeting. Setting record straight: neither he nor his group has sued anyone over Lake Murray fireworks display. Decision to not offer fireworks was made unilaterally by Lake Murray Music Fest Committee.

John Pilch: In reference to July 1, 2012 Mission Times Courier, he is under impression Mr. Wagner was advised to cease using NCPI title unless authorized by NCPI.

Speaker on behalf of Save Mission Trails: regarding playground, wants community to be aware playground is within 5 mile pollution zone of Quail Bush project.

**Consent Agenda:** 6:30 p.m.

- Sprint Nextel-Lake Murray** **8350 Lake Murray Boulevard**

Neighborhood Use Permit and Planned Development Permit for a wireless communication facility with six panel antennas behind an existing rooftop enclosure, six equipment cabinets in an existing equipment building, and two GPS antennas. The improvements are existing; no new equipment or antennas are proposed. The NUP is required to allow the facilities to continue operation for another ten years. Located at St. Andrew's Lutheran Church.  
Applicant's Representative: Caitlyn Kes

- Geis Easement Vacation** **5692 Helena Place**

Vacation of 4 feet of an 8-foot-wide General Utility Easement along a non-street side yard at 5692 Helena Place (at the corner of Capri Drive) in Del Cerro in the RS-1-7 (single-family) zone. Applicant: Dan Geis

M. McSweeney moved to approve both items; seconded by J. Wilson. Unanimously approved by the Board.

**Action Items:** 6:40 p.m. Chairman A. Jones discussed alternatives to speed limits (enforceable vs. non-enforceable).

- Wandermere Drive Speed Limit**

Review of, and recommendation regarding, the City of San Diego's intention to increase the posted speed limit between Park Ridge Blvd. and Golfcrest Drive from 25 to 30 mph.

Lillian Schafer: Green Principal has called police numerous times with no response. She is opposed to increase. Second woman in audience also opposed.

John Pilch: In opposition.

Matthew Adams: Opposed to speed limit increase.

Mary Miller: States people know they cannot be ticketed.

M. Adams moved to retain speed limit at 25 MPH; M. McSweeney seconded.

Motion to retain current speed limit was unanimously approved by the Board

#### □ **Cowles Mountain Boulevard Speed Limit**

Review of, and recommendation regarding, the City of San Diego's intention to increase the posted speed limit between Navajo Road and Rainswept Way from 35 to 40 mph.

Gwen Baldwin: 109 signatures against raising speed limit. Need to lower speed limit, not raise it. Maybe put in bike lane to narrow road; stop signs are liked by community. Diana Tripikowski: communicated with Jim Madaffer and Marti Emerald and was told a driver feedback sign was to be installed in Feb 2011. She has heard cars speeding by at 90 MPH. In favor of not increasing speeds

Stan Zube: Spoke about 85 percentile rule. Research history of vehicle code enacted in 1923. Throw out law. Asked NCPI Board to form committee and contact representatives to get law off books.

Brianna Spaugh: Add bike lanes to slow traffic; opposed to increase.

John Pilch: Opposed increase.

M. McSweeney moved to leave speed limit at 35 MPH; J. Wilson seconded. M. Kostrinsky urged establishment of a NCPI subcommittee to look at current law. D. Livingston spokr about Boulder Lake spill-over traffic from those hiking Cowles Mtn. M. Adams supported motion; touched on M. Kostrinsky follow up to ask our representative to agenize at CPC. City can use legislative reps in Sacramento to assist.

Motion to retain current speed limit was passed unanimously by the Board.

#### □ **Shawnee/CG7600 (Garver/Bradley) (City of San Diego Project No. 174988):**

**Note: this item will not be discussed before 7:00 p.m.**

A development proposal for a 22.9-acre site at Mission Gorge Place and Old Cliffs Road in Grantville. The project would create 999 multi-family units and 24 single-family dwellings plus open space. The required approvals include a community plan amendment, vesting tentative map, planned development permit, site development permit, and rezone from IL-2-1 and AR-1-2 to RT-1-4, R-4-10, and OP-2-1.

**Mr. Sherm Harmer:** Speaking for Urban Housing Partners: 5½ yrs ago started; speaks about new legislation, green house gases. SANDAG and smart growth compact mixed use development, good urban design, protect open space. City of SD City of Villages guidelines mentioned. All about mixed use and walkable. Over 20 yrs of development work in SD. Mentioned three master planned communities Urban Housing Partners has built. Company will

pay fees for impacts. Riverbend description mentioned. \$23 million in fees. Asking for Master Plan for land use only tonight. Use changing from industrial to mixed use. All parks plans to be built onsite at 5.5 acres. Supporter Mark Harris: Resident of San Carlos. Excited about new community and direct river access. Sam Patilla: Del Cerro Heights. Clear cut choice; underutilized property. Increased revenues for community. Decision should be made for best general benefit to community. Wayne Seward: in favor, proponent of green building. Mark Free: Native SD-owned Grantville property. Introduces people to SD River. Community sustainable and fully supports. Wes Harmer: Coaches Grantville basketball. Takes advantage of underutilized land. Get to enjoy SD River. Supports project. Laura Harem lives in Del Cerro. Current use a blight on community. Supports project. Andrew Reese: Landscape architect. Proponent of mixed use development. Helps reduce crime. **Rebuttal:** two analyses show approximately 60 additional children. Water, for urban water master plan conducted by City of SD (will-serve letter issued). Habitat, working with SD River Park Foundation, support given, setting aside money for road extension, Grantville mixed use zone height limit 80 ft plus 5 (10 ft less than current code).

**Opposition Speakers:** Betty Torre: Lived here for 45 yrs. Happy about additional park space. Prefers lower density. Gentleman opposed to project. Speaks about UT article in today's paper discussing Colorado River water. Dez Keith: Asks about density per square mile changes. Larry Webb happy about amended plan. Looks forward to walking along river. Unhappy about 80 foot height limit. Wishes it brought down. Jim Peugh (Audubon Society); wildlife moves along riparian corridor. Opposes plan. Wants to look at impacts to wildlife and flood Zone. Mary Tom: lives nearby. In favor of park. Does not like traffic issues and density issues. Gentleman states those in favor do not live nearby. Traffic a big issue. Worried about flood issues. Pat Burkside: lived in Allied Garden for 50 yrs. Density issues way too huge. Traffic a problem. Woman talks about only one street to Mission Gorge Rd. Concerned about water use for project. Environmental Attorney: not right place and lack of resources to support project. Mentioned fees are required, not given freely. Opposes project. Gentleman requests NCPI to oppose plan. Need master plan for SD River. Hal Hanly: lives in Allied Garden. Need to look at entire plan of river, not parcel to parcel. Traffic an issue. Opposes project. Lady opposes project due to traffic issues and height limit. Marty Marcus: lives in Allied Garden. Likes a number of current changes. Density still a big issue and upset about building heights. Resident and real estate broker opposes project due to height limit. Urges Board to not support project in present form due to density. Marti Emerald to hold water meeting on July 27. James Turner, new to Allied Garden, makes mention about height limit reduced to 75 ft. Woman living in Grantville upset about density and traffic. Henry Miles: Need to lower density and traffic levels. Woman wants river restored to natural habitat. Park is a good idea but project too big. Jennifer Nichols: issues in EIR not addressed. Traffic issues. No infrastructure for project. Ann Archibald: lives in Allied Garden for 26 yrs. Water, traffic, density issues. Worried about disaster. Not supporting many jobs.

**Rebuttal:** Does not want project or Santo Rd. Does not want additional cars on Mission Gorge Rd. Resident of Allied Gardens worried about water. City does water supply assessment based on assumptions of average use.

**NCPI Board Comments:** M. McSweeney asks about all park acreage onsite. Asks about uses in park, live/work space. D. Teemsma asks about park maintenance (builder to maintain parks and replacement costs using homeowner fees). M. Adams asks about current use stays (generates 16,000 truck trips, states Mr. Harmer). How far away are buildings from river (400-450 ft)? D. Livingston asks about rough grade height and Mission Gorge setbacks. 996 maximum units per building. J. Wilson asks about roads. A. Jones asks about easement for unrestricted public use. Easement in perpetuity for public access. A. Wagner asks if project is in conflict with community plan amendment asked for. (Approve project to

specific height limits). Belief that community plan amendment in 2005 was for Centerpoint project. (Specific to Centerpoint project). EIR report states highest school density 90 children. Subarea A builders impacted? Current traffic flow is 6,000-6,200 car trips per day? D. Livingston concerned about traffic; withholding questions until motion. L. Murray asks about additional parking. Parking off-street. M. Reed thanks all for attending meeting and states residents are very concerned about traffic. (City spent two yrs doing traffic study paid for by developers). Asks if willing to become involved in master plan to keep density and height levels down. Asks about Tierresanta Blvd build out. Asks about water study. S. Kelly asks about HOA and river access. Is park to be closed at night? M. Miller asks about easement; does HOA have ability to limit use of park by the general public? C. Martin asks about Quarry Falls location. Traffic study included Quarry Falls. Parking lot counts as park of park acreage. Setback from Mission Gorge Rd. Reducing height and density?

**M. Adams offers motion to approve project with conditions: 5.3 acres of park land, building heights not to exceed 75 ft, community gets opportunity to discuss park amenities. M. McSweeney seconds.**

**Discussion: A. Wagner states M. Adam's motion is inconsistent with community plan amendments. M. Kostrinsky talks about traffic impacts and listen to community. D. Livingston would like to see additional setback along Mission Gorge Road. S. Kelly talked about planning issues and traffic. A. Jones supports motion with amendment "Riverbend/Shawnee be required to bond for and construct the portion of Santo Road extending from Ambrosia Drive approximately 1800 feet northward to a point about 300 feet south of Patriot Street. Construction of the road would be further conditioned on the following:**

- The City of San Diego will obtain the right-of-way from the Federal government;**
- The Santo Road connection will be funded by reallocating Development Impact Fees (DIF) from park, library, fire, transportation, or other DIF already required to be paid by the developer;**
- The City will create a reimbursement district to recover the funds required to construct the Santo Road connection. As other development projects within the reimbursement district pay their fair share of the costs of the Santo Road connection, the park, library, fire, transportation and other accounts will be repaid."**

**The vote was 7 (Adams, Jones, McSweeney, Wilson, Livingston, Martin, Teemsma) in favor and 8 (Burg, Miller, Kostrinsky, Murray, Wagner, Reed, Peterson, Kelly) opposed. The motion failed for lack of a majority.**

□ **6736 Mission Gorge Rezone:**

**6736 Mission Gorge Road**

Rezone from RS-1-1 (single-family) to RM-3-7 (multi-family), in order to construct eight residential units, in conformance with the Navajo Community Plan.

Applicants: Iraj Varzi and Touba Varzi: **This item was trailed to the August 20 NCPI meeting.**

**Approval of NCPI Subcommittee Assignments and Operating Guidelines**

Review of the proposed subcommittee assignments and adoption of the procedural guidelines discussed at the May 21 NCPI meeting.

**Information Items:** 8:30 p.m. **Not Heard**

- Report on the NCPI Website (Jay Wilson)
- Report on Community Planners Committee (Dan Smith)
- Report from the Parks Subcommittee (Cindy Martin and Jay Wilson)

**Community Group Reports:** 8:35 p.m. **Not Heard**

- Grantville Stakeholders Group –Matt Adams
- Allied Gardens Community Council – Marilyn Reed
- Del Cerro Action Council – Jay Wilson
- San Carlos Area Council – John Pilch

**Old Business:** 8:50 p.m. **Not Heard**

- Formation of an ad hoc subcommittee to review and revise the NCPI Bylaws regarding election advocacy activities.
- Follow-up from the complaint by Mr. John Pilch regarding campaign materials

**New Business:** 8:55 p.m. **Not Heard**

**Adjourn:** Next meeting: August 20, 2012 **Adjourned 8:59 PM**