

NAVAJO COMMUNITY PLANNERS, INC.

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

Meeting Minutes for Monday, August 20, 2012

1. Call To Order: 7:00 p.m. by Allen Jones
 - Roll Call of Board Members
 - **Matthew Adams (San Carlos)** March 2013 arrived at 7:04pm
 - **Richard Burg (San Carlos)** March 2013 absent
 - **Allen Jones (Grantville)** March 2013 present
 - **Sherry Kelly (Grantville)** March 2014 present
 - **Mathew Kostrinsky (Del Cerro)** March 2013 present
 - **Douglas Livingston (Del Cerro)** March 2014 present
 - **Cindy Martin (Allied Gardens)** March 2013 absent
 - **Michael McSweeney (Del Cerro)** March 2014 absent
 - **Mary Miller (San Carlos)** March 2014 arrived at 7:23pm
 - **Lynn Murray (Allied Gardens)** March 2014 present
 - **Dale Peterson (San Carlos)** March 2014 present
 - **Marilyn Reed (Allied Gardens)** March 2013 present
 - **Dan Smith (Grantville)** March 2014 present
 - **Daron Teemsma (Grantville)** March 2013 present
 - **Anthony Wagner (Allied Gardens)** March 2014 present
 - **Jay Wilson (Del Cerro)** March 2013 present
2. Minutes from the July 16, 2012 Navajo Community Planners Inc. meeting – motion to approve the minutes was made by Jay Wilson and seconded by Daron Teemsma, all present approved the motion with the exception of abstentions by Mat Kostrinsky and Dan Smith.
3. Officers Reports:
 - A. Chairman Allen Jones' Report:
 - a. sign-in at desk at entry to log attendance for those who wish to run for a position on the NCPI board.
 - b. Due to Temple's modified schedule, NCPI will need to make a possible modification to monthly meeting location or time. Matt Adams will chair a committee with members Jay Wilson and Daron Teemsma to review potential change in start time, location or day. The September 10 meeting will still have a 7:00pm start time at the Temple.
 - B. Vice Chair Anthony Wagner's Report: No report
 - C. Treasurer Lynn Murray's Report: \$45.00 in the account.
4. Elected Officials' Reports:
 - A. Marisa Berumen, Field Representative for Councilwoman Marti Emerald - not in attendance

5. Public Comment on Non-Agenda Items (3 minutes each):
 - A. Aretha Nye – ask NCPI members to write letters to the California Energy Commission concerning the Quail Brush Power Plant. The CEC website will receive public comments through October 10, 2012.
 - B. Mat Kostrinsky – the Lake Murray playground ribbon cutting will take place in mid-October. A slowdown in construction was due to a City purchase order backlog.
 - C. John Pilch – at the Lake Murray playground concrete footings will be poured over the next couple of weeks.
 - D. Dan Smith - the City Community Planning Chairs formed a committee to set up procedures by which community planning groups may influence on priorities for expenditure of City capital improvement funds. Dan Smith is NCPI's CPC representative; he distributed two documents:
 - a. Document 1 - addressing Grantville Flooding
 - b. Document 2 – addressing the City Capital Improvement Budget for 2013; it highlights the transparency of money raised through miscellaneous sources within communities through development fees and capital improvement funds. All planning groups are encouraged to submit possible projects within the community. Smith was requested to organize a 20-minute presentation by a City representative to discuss the CIP budgeting and priority setting process.
6. Informational Presentations: None
7. Action Items:
 - A. 6736 Mission Gorge Rezone:

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

Applicants: Iraj Varzi and Touba Varzi

 - a. Only a rezoning has been proposed; no architectural plans have been submitted.
 - b. Due to size of property up to 18 residential units could be built.
 - c. Presentation by Chris Robinson, the building designer representing Dr. Varzi. The property is approximately 18,000 sq.ft. with an approximate pad size of 9,000 sq.ft.
 - d. Prior to Dr. Varzi's purchase of the property, homes from La Jolla were to be relocated on site. Since purchase all historical issues have been resolved.
 - e. The parcel is bounded on the north by a steep manufactured slope down to the golf course at the rear of the property.
 - f. It is proposed that two residential units be located near Mission Gorge Road and six units be sited along the golf course side. No plans were presented at this time. Each residence is proposed to be 2,000 sq. ft. with parking garages, a circle drive with dedicated parking for each unit. The

buildings would be set back from Mission Gorge Road by 25 feet with a 35-foot height restriction. Grading will be essentially balanced. There are no view corridors through the property.

- g. A City public information packet notified all properties within 300 feet of the application.
- h. Property is designated as multi-family in the Navajo Community Plan.
- i. Allen Jones – NCPI can only review the rezone; the owner could go to City and not have to return to the planning group with architectural plans.
- j. At this time, Chris Robinson provided potential site architectural plans drawn in 2009 with a retaining wall about 9 ft. high. These plans were shown to the Board.
- k. Anthony Wagner – requested the existing pine tree to remain and asked if the plan conforms to the San Diego River Master Plan Robinson answered that he thinks it does.
- l. Dr. Varzi said the pine tree will remain, although no guarantee was given.
- m. Motion by Jay Wilson, second by Daron Teemsma – to oppose the proposed rezoning, NCPI would support the rezoning and construction of 8 residential units if accompanied by a Planned Residential Development Permit to provide the community with confidence on the quality and character of building design. Motion was unanimously passed

B. Blue Agave, 6608 Mission Gorge Road:

Conditional Use Permit to include 709 square feet of existing patio as part of an existing 4,821 sq ft bar/nightclub. A bar/nightclub up to 5,000 sq ft is permitted by right in the zone. Addition of the patio would exceed 5,000 sq ft and thus requires a CUP.

- a. Elizabeth Young Carmichael from Frontis + Young Architecture presented the project plans.
- b. Restroom/locker room proposed at front of existing building with a proposed patio modified from an existing loading dock. Area was used as an unpermitted smoking area.
- c. John Pilch - spoke in opposition to the permit, citing 14 calls for police/paramedic service to this location since the beginning of 2012.
- d. The bar/nightclub use is allowed by zoning.
- e. Matt Adams – questioned if the number of police calls cited by Mr. Pilch is substantial. The question was left unanswered since police were not represented at the meeting.
- f. Elizabeth Young Carmichael – security is stationed at the front and rear of the club. The CUP would increase occupancy of the facility by 47 persons above the current limit of 432 people.
- g. Anthony Wagner – an alcohol license expert, spoke to a police department vice lieutenant concerning calls for service (qty. 14); no recommendations have been provided by police department for or against the proposed CUP.
- h. Elizabeth Young Carmichael does not know the quantity of security on staff at any particular time the business is open.
- i. Jay Wilson – this site has historically been the single most problematic site in the Council district

- j. Mat Kostinsky – the police should be present at the NCPI meeting and address the reported calls for service.
- k. Elizabeth Young Carmichael – the business is open until 4:00 a.m.; no liquor is sold after 2 a.m.
- l. Dan Smith – suggested the NCPI board put possible conditions on the business to help improve the neighborhood environment.
- m. Motion by Anthony Wagner, second by Mat Kostrinsky, to trail the item until the applicant can address details regarding security personnel and provide more information about security. The motion was unanimously approved.

8. Information Items: None presented

9. Community Group Reports:

- A. Grantville Stakeholders Group –Matt Adams – None presented
- B. Allied Gardens Community Council – Marilyn Reed - None presented
- C. Del Cerro Action Council – Jay Wilson - None presented
- D. San Carlos Area Council – John Pilch - None presented

10. Old Business:

- A. Allen Jones requested a discussion of whether the NCPI board would want to further discuss the Shawnee Riverbend Project and take another vote at the NCPI board meeting on September 10.
- B. Allen Jones and Matt Adams were not in favor of going through the entire presentation again.
- C. Mat Kostrinsky – suggested we should close the book on this project with a more conclusive vote.
- D. Motion by Anthony Wagner, second by Mat Kostrinsky, to bring Shawnee Riverbend Project back to a NCPI vote at the September 10th meeting. At the beginning of September 10 meeting the board will vote on a motion to close public comment. The vote is to be an up or down vote. Votes in favor – 6, opposed – 7. Because the motion was defeated the NCPI board will not vote again on the project.

11. New Business: none

12. Meeting adjourn: 8:58 pm, Next meeting: September 10, 2012 at Temple Emanu-El

Minutes submitted by substitute Secretary,
Doug Livingston