

NAVAJO COMMUNITY PLANNERS, INC.

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

Minutes for Monday, October 15, 2012

Back up materials relating to the agenda items may be reviewed online at navajoplanners.org

*Note: All times listed for agenda items are estimates only;
items may be heard earlier or later than listed.*

Call To Order: 6:00 p.m.

- Roll Call of Board Members

<i>Allen Jones (Grantville)</i>	<i>March 2013</i>
<i>Anthony Wagner (Allied Gardens)</i>	<i>March 2014</i>
<i>Richard Burg (San Carlos)</i>	<i>March 2013</i>
<i>Lynn Murray (Allied Gardens)</i>	<i>March 2014</i>
<i>Matthew Adams (San Carlos)</i>	<i>March 2013 arrived 6:05 p.m.</i>
<i>Sherry Kelly (Grantville)</i>	<i>March 2014</i>
<i>Mathew Kostrinsky (Del Cerro)</i>	<i>March 2013</i>
<i>Douglas Livingston (Del Cerro)</i>	<i>March 2014</i>
<i>Cindy Martin (Allied Gardens)</i>	<i>March 2013 arrived 6:07 p.m.</i>
<i>Michael McSweeney (Del Cerro)</i>	<i>March 2014</i>
<i>Mary Miller (San Carlos)</i>	<i>March 2014</i>
<i>Dale Peterson (San Carlos)</i>	<i>March 2014 absent</i>
<i>Marilyn Reed (Allied Gardens)</i>	<i>March 2013</i>
<i>Dan Smith (Grantville)</i>	<i>March 2014</i>
<i>Daron Teemsma (Grantville)</i>	<i>March 2013</i>
<i>Jay Wilson (Del Cerro)</i>	<i>March 2013</i>

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted) *Michael Mc Sweeney makes motion to approve, Jay Wilson 2nd; unanimously approved*
- Approval of the September 24, 2012 Meeting Minutes; *the minutes were revised to reflect that Cindy Martin was at the gate and thus was absent from some votes. Jay Wilson makes motion to approve, Michael McSweeney 2nd; unanimously approved. Mat Kostrinsky abstains due to having missed a portion of the meeting.*

Officers Reports: 6:05 p.m.

- Chair's Report: *Information item not to be heard until next month*
- Vice Chair's Report: None
- Treasurer's Report: \$45 verified by Daron Teemsma

Jay Wilson states Zion church will allow us to use facility at no charge. Other facilities wish to charge. Matt Adams makes motion to move to Zion Ave Community Church; Michael

McSweeney 2nd. Mat Kostrinsky moves to amend the motion, suggesting the move be deferred until January 2013 to allow the community time to adjust. Matt Adams concurred. Unanimous vote to approve.

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

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

Public Comment on Non-Agenda Items (3 minutes each): 6:15 p.m.

John Pilch: Thanks Anthony Wagner for alcohol policy meeting on the preceding Saturday; Mr. Pilch suggested it was time well spent. He also thanked Jay Wilson and Jim Madaffer for repair assistance on the San Carlos sign on Navajo Rd. He was displeased about remarks last week regarding the San Carlos Area Council.

Mat Kostrinsky: Lake Murray playground opened Friday with lots of activity. Community event on 10/28 from 7 'til 2. Official ribbon cutting at playground on November 14 at 1 pm. Pavers are still available to purchase.

Sherry Kelly: Allied Gardens Spring Fest May 17-18; looking for chairpersons of various activities (car show, parade and rides).

Informational Presentations: none

Consent Agenda: 6:25 p.m.

- **Del Cerro Chevron CUP** 6301 Del Cerro Boulevard

Conditional Use Permit to allow the continuation of Type 20 alcohol sales at an existing convenience store. Relevant conditions of the current CUP read as follows:

12. Provisions for alcoholic beverage sales within this Conditional Use Permit shall expire on September 12, 2012. Upon expiration of this permit, all alcoholic beverage sales shall cease on the property.

13. Prior to the expiration date or the provisions for alcoholic sales within this Conditional Use Permit, the Permittee may submit a new Conditional Use Permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time.

15. Sales of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 10:00 p.m.

Matt Adams makes motion to approve. Michael McSweeney 2nd. Unanimously approved.

Action Items: 6:30 p.m.

- **Village at Zion Senior Apartments** 5150 Zion Avenue
Proposed revisions to a 60-unit senior affordable housing project being considered for a 1.21-acre parcel at the intersection of Zion Avenue and Glenroy Street.
Existing zoning: R-1-7; proposed zoning R-3-7.

Robin Madaffer: represents Developer. Ms. Madaffer believes the previous vote of denial by NCPI was primarily due to height concerns. Lee Novak also representing Developer; shows storyboards with both old and new design. West side height closest to church would be 37' 4" at the highest, down to 28' measuring west to east. The facade design was changed from Spanish mission to craftsman style. Parking ratio is unchanged (1

space per unit). The other primary change is to where the open space would be located at the facility.

Michael McSweeney and Mary Miller asked: How many units were proposed in the original and current designs? 58 units prior -- now 60 units.

Matt Adams: Where is the parking located? The parking is below grade and is partially underground.

Doug Livingston: Parking grade footprint matches building footprint. The rendering does not appear to be accurate due to parking grade change.

Cindy Martin: requested clarification to setback from 35' to 50'. Developers enlarged two courtyards and thereby provided more useable area for residents. Cindy asked how far back from street is the building set: 20' setback now; new 15' old. How does one access the underground parking?

Lynn Murray: What is height of parking? Delivery truck would not fit under. Oversized vehicle would need to park on Glenroy

Mat Kostrinsky: asked about Zion setback; Ms. Madaffer stated that the building would be set back 23'

Marilyn Reed: How is the underground parking accessed (it would be gate controlled and visitors can use keypad dial to access parking lot).

Audience Comments:

Female audience member: asked if the Allied Gardens Community Council can revisit the project and discuss the changes. Will impact community greatly, traffic issues, density too high. Appreciates modifications. Seniors have more than 1 car.

Female audience member: Asks to have this issue readdressed. Lot of residents would like to have input. Parking for visitors a concern.

Female audience member: A disservice to just ram it through tonight. Emergency vehicle issues. Just not for this area. Respectfully requests to continue the item to another time.

Male audience member: No significant infrastructure in area. Too much development in area. Getting cart before horse. Need to improve infrastructure.

Elma: Been in area over 45 yrs. Traffic a major issue.

Female audience member: Parking issues especially around Allied Garden Rec Center.

Larry Webb: Commends redesign. In support because older residents can stay in the community instead of leaving.

John Deel: Parking is a major issue. No parking on Glenroy due to sports in park. Underground parking would not really be underground. Need to go deeper with underground parking to fit building into community.

Jennifer: Needs to be brought back to neighborhood. Density too great for neighborhood.

Male audience member: Parking issues a big concern due to library, pool, recreation center. Lived in community over 60 yrs. Wrong time. Need more time for community review.

Bev: Concerned about parking. Asks about the number of parking spaces available. Ms. Madaffer states 60 parking spaces are proposed.

NCPI Comments:

Allen Jones: for affordable housing projects, the city sets up schedule. Processed very rapidly and on a preferred basis. Will go to hearing whether or not we vote on it tonight.

Matt Adams makes motion to support project. Michael McSweeney 2nd. The motion failed on a 4-11 vote with Allen Jones, Michael McSweeney, Jay Wilson, Matt Adams voting aye. Matthew Adams states applicant came back with a redesigned project as requested by the community and we need an aye or nay vote. He states, judging from community input, nobody likes this project. It costs to redesign so a vote is critical. Anthony Wagner makes motion to table the items and have it presented to the Allied Gardens Community Council. The motion was approved on a 11-4 vote with Matthew Adams, Michael McSweeney, Allen Jones, and Doug Livingston opposed.

Anthony Wagner stated that he appreciates Matt's view and thinks the project looks great with two floors. He agrees with the audience member that parking may need to be deeper. Mr. Wagner thinks the applicant is close to a community approval with a few more changes and encourages additional meeting at Allied Gardens Community Council.

Sherry Kelly: thinks a 30-unit structure would be doable.

Cindy Martin: concerned about a huge, long wall look. As proposed the project does not fit the community appropriately. It just does not feel right.

Marilyn Reed: agrees with Cindy. Looks like dense area and does not fit into single family neighborhood. No one received notice it was coming back to NCPI. Cut in half from 60 to 30 units. Too dense of a project for the community. Ms. Reed displayed a proclamation against Village at Zion with 110 signatures.

Lynn Murray: Supports Cindy and Marilyn. The project is not appropriate for the site. She mentioned an article in the U-T about letting the community have a stronger voice on land use matters.

Michael McSweeney: stated that he was a contractor; he feels the design is similar to a two-story house. Seniors moving in would be low income.

Douglas Livingston: This is a perfect location for senior housing. It is close to library, park, shopping, pool, restaurants. Would like to see a landscape plan. Architectural changes would make it look more appealing to community. Believes it still too dense but could be better.

Mat Kostrinsky: feels like Board going wrong direction. Appreciates the applicant lowering the building height. Allied Gardens should have had the opportunity to review.

- **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.

Continued from the meeting of August 20, 2012 in order to receive additional information regarding security services at Blue Agave.

- A. *Anthony Wagner: Thanks colleagues, The Alcohol Subcommittee spent 8 hrs to come to a concensus; thanks Rob Hall for assistance with fair conditions for approval by NCPI. Blue Agave had 16 calls for service the past year, costing 34 hrs of police time (normal for this type of business in the community). It does not disproportionately contribute to crime between 2:00 to 4:00 a.m. His proposed document contains 20 conditions that do not overly burden the establishment. Mary Miller, Dan Smith, John Pilch, Anthony Wagner have come to the conclusion that he proposed conditions properly reflect the issues which need to be addressed. Makes motion to adopt the 20 conditions (distributed to the Board at the meeting). Dan Smith 2nd the motion.*
- B. *Rob Hall: Reads statement to the Board stressing the appropriateness of conditions placed upon Blue Agave for approval of CUP.*
- C. *Elizabeth Young Carmichael (applicant's representative) comments on list of conditions. CUP renewal is a hardship due to expense (every 5 yrs). Why condition #4? Currently they are required to staff security at 1 per 50 patrons; they are doing that. Already lighting for shopping center and flood lights. Applicant pays taxes. Open to 4 am so people can sober up.*
- D. *Michael McSweeney: Asks why owner was not given conditions until this evening. If no problems why are we asking for all these conditions? Allen understands there have been problems.*
- F. *Anthony Wagner: Would use same conditions for other establishments. Blue Agave currently has 7 security per 100 patrons.*
- G. *Matthew Adams: With how many conditions does Blue Agave already need to comply? If police calls are not disproportionate to other area establishments why are all of these additional conditions needed? How many of the conditions are new from subcommittee? Anthony Wagner replies: Do not wait for problems to occur. New items include conditions 1, 2, 3, 4, 5, 13 (pertains to video quality), and 14.*
- H. *Sherry Kelly: Suggests visiting site on weekend. States only open 3 days per week. Matt Adams asks about other establishments open 7 days vs 3 days. If open 7 days police activity is disproportionate.*
- I. *Marilyn Reed: Thinks the conditions document is great and thanks subcommittee. Near San Diego River and thinks establishment would want more security due to closeness to river and transients. Back patio looks like somebody can climb up and over. Owners says that can happen but the security guard on the patio prevents it.*
- J. *Cindy Martin: Asks for clarification about three different regulations by three different regulating bodies.*

- K. *Sam (owner of Blue Agave): the club uses 1 security person per 50 patrons. The club earlier did hip hop, which was later changed to salsa. Now 2 security per 50. Three off-duty police officers roam parking lot. Security guard posted by river. Patrolling lot next door last 8 years. Noticed 4 months ago to no longer patrolling in the lot next door. Later two persons were killed. Three armed security guards in parking lot; they stop drunk patrons from leaving parking lot and will call cab.*
- L. *Matthew Adams: are any conditions unreasonable? Makes motion to amend: keep the conditions but the CUP should not expire every 5 yrs but 7 years. Conditions 19 and 20 should be deleted.. Michael McSweeney 2nd. Mr. Wagner is OK with the amendment. Anthony Wagner asked that Condition 17 provide for a minimum “to the satisfaction of SD Police Dept as long as the applicant has at least the standard minimum, similar to any other CUP. The motion was approved on 14-1 vote with Sherry Kelly opposed.*
- M. *Mary Miller: Is the security of 2 per 50 interior only? The Owners responded that there are 7 security guards inside the club.*
- N. *Douglas Livingston: Is there anything in the motion about the number of security guards. Still requiring 28 security guards, it seems like a lot. Allen states no proposal to change this condition. Go back to standard?*

- **Establishment of Priorities for Infrastructure Funding in the Navajo Community**

The Mayor’s office has invited community planning groups to participate in the City’s annual budget development process by identifying projects and priorities for expenditure of capital improvement and other funds. The Community Planning Chairs (CPC) is developing a standardized procedure to be used by each planning group. Priorities and funding requests are due to the CPC, for transmittal to the City, by November 7.

Information Items: 7:40 p.m.

- Report on the NCPI Website (Jay Wilson)
- Report on Community Planners Committee activities (Dan Smith)
 - *Spending CIP money in Navajo Community. Input from community planning groups is due to the City by November 7. Michael McSweeney makes motion, Dan Smith 2^{nds} (Allen Jones to sign NCPI Capitol Improvement funding letter). Unanimous vote to approve.*
- Report from the Parks Subcommittee (Cindy Martin and Jay Wilson)

Community Group Reports: 7:45 p.m. *No time for reports*

- 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: 7:50 p.m. *None*

New Business: 7:55 p.m. *None*

Adjourn: Next meeting: November 19, 2012