

NAVAJO COMMUNITY PLANNERS, INC.

Zion Avenue Community Church
4880 Zion Avenue
San Diego, CA 92120

Meeting Agenda for Monday, April 15, 2013

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: 7:00 p.m.

- Roll Call of Board Members

Anthony Wagner (Allied Gardens)	March 2014
Richard Burg (San Carlos)	March 2015
Lynn Murray (Allied Gardens)	March 2014
Matthew Adams (San Carlos)	March 2015
Sherry Kelly (Grantville)	March 2014
Steve Grimes (Del Cerro)	March 2015
Douglas Livingston (Del Cerro)	March 2014
Terry Cordes (Allied Gardens)	March 2015 arrived at 7:05
Michael McSweeney (Del Cerro)	March 2014 arrived at 7:06
Marilyn Reed (Allied Gardens)	March 2013
Dan Smith (Grantville)	March 2014
Daron Teemsma (Grantville)	March 2015
Jay Wilson (Del Cerro)	March 2015
Dale Peterson (San Carlos)	March 2014
Mary Miller (San Carlos)	March 2014
John LaRaia (Grantville)	March 2015

- Moment of silence to honor Boston Marathon bombing victims

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted). D. Smith would like to reaffirm appt to CDC and would be helpful to hear from flood committee. M. Adams makes motion J. Wilson Seconds M. Miller abstains due to missed meeting last week.
- Approval of the March 18, 2013 Meeting Minutes: M.

Officers Reports: 7:05 p.m.

- Chair's Report: Mission Gorge condo applicant wishes to postpone until next month. Attendance: Encourage colleagues to have excuse system for professional travel. Slippery slope to remove members for absence due to travel because they are volunteers to board. Bylaws committee to take this up. Location not appropriate for handicapped/challenged persons due to stairs. M. Adams states current location may not

be ADA compliant. Alleged NCPI Violations / Remedies: Chair finds as follows, Chair sought council from Mr. Burg and Council policy 600-24. BIA and Mr. McSweeney within right to send email to constituency but should not be partisan. Mr. McSweeney is honest and acted in good intentions. Mr. McSweeney states poor choice to make email partisan and apologies and states if any Board members were insulted he apologizes. Complaint against non-Board member is mute due to Council Policy 600-24.

- Vice Chair's Report: Vacant
- Treasurer's Report: \$27.00 verified by Dale Peterson

Elected Officials' Reports: 7:10 p.m.

- Representative for Council member Scott Sherman: John Staab, Princess View Dr sinkhole emergency crew put up barricades, Councilman Sherman to review site at 5:30. Emergency dispatch recommends shutting lane. CIP projects funding due to D. Smith. 20% decrease in CIP projects in mayor's budget. M. Adams asks if sinkhole being fixed or just cordoned off.
- Eastern SDPD Community Service Officer Holland Tafoya: Not present.
- Congresswoman Susan Davis: Jonathon Hardy Rep. Congresswoman in DC, April 30th senior stampstompers, art competition ongoing for high school students, looking for interns. May 2 grants workshop, more info via website and dispatch.

Public Comment on Non-Agenda Items (3 minutes each): 7:15 p.m.

A Ms. Kline lives in neighborhood where pothole exists. She states emergency crew does not know which City Dept (Water or Sewer) to fix hole. States hole needs fixed immediately.

Election: 7:30 p.m.

Election of Officers:

Treasurer: Lynn Murray volunteers.

Secretary: R. Burg volunteers.

Vice Chair: M. Adams volunteers.

Chair: A. Wagner nominated by M Adams seconded by M McSweeney. M. Adams makes motion, M. McSweeney seconds. All in favor!

CPC: Reed and D. Smith doing one heck of a job. D. Smith one heck of a cheerleader. D. Smith volunteers. John makes motion M. McSweeney. All in favor!

Informational Presentations: None

Consent Agenda: None

Action Items: 7:45 p.m.

(Support or Oppose authorization to **Initiate** Navajo Community Plan Amendment)

H.M. Coleman Inc is requesting an amendment to the Navajo Community Plan for the property located at 7811 Mission George Road. The subject property is located north of Margerum Avenue just past the existing multifamily development and east of Mission George Road. The

property is a triangular 4.5 acre site that includes two Assessor Parcel Numbers 456-310-09 and 456-400-17. Applicant requests an amendment to the Navajo Community Plan designation from commercial to multifamily residential medium density 15-29 dwelling units per acre to allow for multifamily dwelling units.

Action Item is ONLY to Support or Oppose Navajo Community Plan Amendment **Initiation**. Planning Commission will want to know whether NCPI supports the initiation of a CPA or not.

Applicant Representative: Randi Coopersmith. Senior Principal Planner, Latitude 33, randi.coopersmith@latitude33.com, 858-875-1703

City Staff: Dan Monroe, Senior Planner - Planning Division, Development Services Department, City of San Diego, (619) 236-5529, dmmonroe@sandiego.gov

Randi Coopersmith: Represents Mr. Coleman. No design yet. Goes to City planning commission April 25. Has met with HA, neighbors and San Carlos action committee. Rezone would be the same density as surrounding properties. M. Adams asks why only now hearing. A Wagner states he was called only 4-6 weeks ago. Told applicant it would behoove to go to HOA and San Carlos Area Council first. Traffic consequence? Any rough analysis yet? R. Coopersmith says not yet conducted any traffic study. M. McSweeney asks if yellow outline is both parcels and which is which. M. Reed asks how close to project to be to existing houses. R. Coopersmith says all adjacent homeowners will be notified. D Livingston asks if any plans to combine lots? Challenges to build in one of lot due to slope and vegetation. Asks only single family in area is east and north of proposed site. T. Cordes asks about ingress and egress issues. Have not looked into it yet due to no design as of yet. M. Miller wants clarification to where Margerum is. M. McSweeney asks about condo across street. Are they above or level with road. A. Wagner asks about height of structures. R Coopersmith states height unknown but probably be multi-storied maybe 3-4 stories. Would base of #4 be lowest elevation point where it commingles with existing housing behind? Teri Lake: Maripose concerned with traffic. Current retail did not serve them well. Were not necessarily opposes to residential but would prefer condos. Generally in favor of change at site. SCAC similar concerns raised traffic and crime. J. Wilson asks if building to condo specs even if apartments. R Coopersmith states yes. D. Peterson asks what HOA was for amendment or Project? R Coopersmith states no vote from HOA. Approx 15 people from HOA present. D Monroe says NCPI can suggest analazation of proposed project. L. Murray asks if initiation goes forward where down the lie do we start talking about height. R. Coopersmith says next step would be design and public notice then back to NCPI to answer questions. S. Kelley drives by property frequently why building sit so far back and area could use convenience store. Convenience store generates traffic and open long hours. Access to site is not attractive for this type of rental.

J Pilch: A. Wagner hands out email Mr. Pilch sent Monday afternoon. Special SCAC meeting called due to no scheduled meeting. Vote was 6-0 in opposition to community plan amendment. Whatever goes in there is going to have problems and cause problems. Center should stay as is with upgrades or whatever to attract tenants. Access (ingress/egress) will not improve no matter what goes in there. A Wagner is disappointed that he received SCAC info at 4 pm day of NCPI meeting. States the SCAC rep was using theatrics. D. Smith asks what SCAC wants there. Something should be done with existing center rather than demolish and rebuild. M. Adams asks about high crime area for 15 yrs. J. Pilch does not agree that area is high crime. M. Miller asks that we are only looking into initiation of rezone. J Wilson asks if commercial property has more

traffic than residential. R Coopersmith agrees. T. Cordes would like to have seen additional idea (design) for project. M. McSweeney states everyone has opinion but we need to balance what is best for neighborhood and what is best of property. Thinks throwing out opinions at this point may not be appropriate. Asks NCPI to divorce from personal feelings. S Kelley asks if single family units not allowed or viable. A. Wagner made SCAC areas of project a month ago since Allied Gardens community ends at Margerum. A. Wagner states would like future development impact fees go to a center medium project. These types of projects are often overlooked. Thinks NCPI colleagues is public health and safety expert and states building more units will not disproportionately contribute to crime. Believes any project on this parcel will affect crime disproportionately. Parcel underutilized. Believes NCPI should support initiation of community plan zoning change.

M. Adams makes motion NCPI recommend approval of initiation of community plan amendment onsite located at 7811 Mission Gorge Rd. Seconded by D. Smith, M. Reed, S. Kelly, and T. Cordes vote no. All other attending NCPI Board members vote yes.

Local resident states a total of 120 units (2 cars each) make 240 cars coming in and out of small area. Likes idea of residential housing.

Information Items: 8:35 p.m.

- (3 min total) Report on Community Planners Committee activities (Dan Smith): On ad hoc committee in CPC. Wants to get Navajo noticed. M. Reed and S. Kelly attended recent meeting and Dan thanks them. How to evaluate a project; library vs. streets? Flooding getting attention at CPC. Meeting Weds April 17th for flood issues. Numerous committees associated with CPC. Navajo not at these meetings or on committees. We should be!! Flooding and Safety on top of CIC funding. Grantville not at table at CPC so community needs are not being met! S. Kelly asks if info on line where we can get to it? M Reed told EIR will tell where facilities are met. A. Wagner asks D. Smith for one action item for next months meeting. Needs to be tangible and concrete. M Reed asks if D Smith attends the subcommittees and if he is asking Board to attend these subcommittee meetings. D. Teemsma sates flooding committee meeting often including civil engineer and SDSU professor. Going to craft letter asking where is city (Kelly Broughton) at with hydrology study.

Community Group Reports: 8:40 p.m.

- Grantville Stakeholders Group –Matt Adams – Will be convening in May.
- Allied Gardens Community Council – Anthony Wagner – Looking at extending newsletter may be late. May speaker unknown. A. Wagner thinking of having representative from either Albertsons or Vons how to get additional food stores in community due to increased development.
- Del Cerro Action Council – Jay Wilson – No report.
- San Carlos Area Council – John Pilch states SCAC meet Weds May 1 at 6 pm at San Carlos library. Carl Demaio guest speaker.

Old Business: 8:45 p.m.

New Business: 8:45 p.m.

Adjourn: Next meeting: May 20, 2013 @ 7 PM M. Mcsweney makes motion M. Adams
seconds

**Meetings of the Navajo Community Planners are held on the 3rd Monday of each month
7pm-9pm.**