

NAVAJO COMMUNITY PLANNERS, INC.

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

Meeting Agenda for Monday, May 20, 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
- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted)
- Approval of the April 15th, 2013 Meeting Minutes

Officers Reports: 7:05 p.m.

- Chair's Report: Superior Ready Mix Meeting
- Vice Chair's Report: Mr. Matt Adams
- Treasurer's Report: Ms. Lynn Murray

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

- Representative for Council member Scott Sherman
- Eastern SDPD Community Service Officer Holland Tafoya

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

Informational Presentations: None

- Update - Information item on Mission Gorge Project – Latitude 33

Consent Agenda: None

Action Items: 7:15 TIME CERTAIN – to accommodate City Staff.

- **Varzi Condo Project – 6736 Mission Gorge Road, San Diego, CAZ 92120. Potential Reconsideration by NCPI Board**

Prior Vote By NCPI

On August 20, 2012 the NCPI Board voted, motion by Jay Wilson and seconded by Daron Teemsma to OPPOSE the proposed rezoning but “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.” That motion was unanimously passed.

BACKGROUND

The community plan amendment for the Archstone at Mission Gorge project which was adopted by City Council several years back, removed the Mobile Home Park Overlay from several properties which no longer housed mobile homes. This included Mr. Varzi’s property. The underlying land use designation for those properties where the Mobile Home Park Overlay was removed is Multi-Family Residential.

The Navajo Community Plan designates the subject site Multi-Family Residential. The proposed rezone from RS-1-1 to RM-3-7 is consistent with and would properly implement the existing land use designation for the site.

According to City staff, “Section F of the General Plan's Land Use Element includes two goals aimed at ensuring consistency between zoning and community plan land use designations to better implement community plans. The proposed rezone from RS-1-1 to RM-3-7 would be consistent with the Navajo Community Plan's land use designation for the site and would achieve the General Plan's goals for consistency between zoning and community plan land use designations.”

Currently, any support of a RM-3-7 rezone would allow for the construction of a maximum 18 residential units.

Requested Motion

Mr. Varzi is requesting the following:

“We would agree to the construction of a maximum of 8 residential units on our property, if the group would agree to support the re-zoning to RM3-7. Our agreement would be binding on our successors and assignees.”

City Staff Representative – Morris Dye is available to aide in the discussion.

- **Proposed Amendment to the NCPI By-Laws with regards to approved excused absences either by the Chair or a majority vote of the NCPI Board.**

Currently the NCPI By-Laws read:

Article iv Vacancies

Section 1. NCPI shall find that a vacancy shall exist upon receipt of a resignation in writing from one of its members or upon receipt of a written report from the planning

group's secretary reporting the **third consecutive absence or fourth absence in the 12-month period of April through March of each year**, of a member(s) from the planning groups regular meetings.

Suggested change:

“Attendance:

All NCPI members are volunteers and are required to attend all regularly scheduled monthly meetings of NCPI.

If a member has 3 unexcused absences, from regularly scheduled monthly meetings, within a 12 month period, that member is considered to have resigned their seat on NCPI. The chair shall announce the vacancy at the next regularly scheduled NCPI meeting. The vacancy will be filled at the next following regularly scheduled monthly meeting of NCPI. If a member is out of the County or is ill, that member shall be responsible for notifying the Chair before the meeting to request an excused absence. A member may only request 3 unexcused absences in any 12 month period.”

Article II Purpose of the Community Planning Group and General Provisions

Section 7. The NCPI may propose amendments to these bylaws by a majority vote of the elected members of the planning group. Proposed amendments shall be submitted to the offices of the Mayor and City Attorney for review and approval. Any proposed amendments that are inconsistent with Council Policy 600-24 shall not be approved by the Mayor and City Attorney and shall be forwarded to the City Council President who shall docket the matter for Council consideration. Bylaw amendments are not valid until approved by the City.

Information Items: 8:35 p.m.

- (3 min total) Report on Community Planners Committee activities (Dan Smith)

Community Group Reports: 8:40 p.m.

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

Old Business: 8:45 p.m.

New Business: 8:45 p.m.

Adjourn: Next meeting: June 17, 2013 @ 7 PM

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