

# 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](http://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

<b>Anthony Wagner (Allied Gardens)</b>	March 2014	
<b>Richard Burg (San Carlos)</b>	March 2015	
<b>Lynn Murray (Allied Gardens)</b>	March 2014	
<b>Matthew Adams (San Carlos)</b>	March 2015	arrived 7:07
<b>Sherry Kelly (Grantville)</b>	March 2014	
<b>Steve Grimes (Del Cerro)</b>	March 2015	
<b>Douglas Livingston (Del Cerro)</b>	March 2014	
<b>Terry Cords (Allied Gardens)</b>	March 2015	
<b>Michael McSweeney (Del Cerro)</b>	March 2014	
<b>Marilyn Reed (Allied Gardens)</b>	March 2015	
<b>Dan Smith (Grantville)</b>	March 2014	
<b>Daron Teemsma (Grantville)</b>	March 2015	
<b>Jay Wilson (Del Cerro)</b>	March 2015	
<b>Dale Peterson (San Carlos)</b>	March 2014	
<b>Mary Miller (San Carlos)</b>	March 2014	
<b>John LaRaia (Grantville)</b>	March 2015	

- 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: Update Marilyn Reed's NCPI Board date to 2015. M. McSweeney motions S. Grimes seconds unanimous approval.

## **Officers Reports:** 7:05 p.m.

- Chair's Report: Superior Ready Mix Meeting
- Vice Chair's Report: Mr. Matt Adams: Not currently present. SD City council adopted Master River Plan unanimous vote. Changed language in reference to Alvarado Creek.
- Treasurer's Report Ms. Lynn Murray: \$27.00 verified by D. Peterson

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

- Representative for Council member Scott Sherman: Councilman Sherman issued Certificates commending the Urban Corps workers for their work restoring the Cowles Mountain Trail at Mission

Trails Regional Park. Councilman Sherman was the Grand Marshall at this years Allied Gardens SpringFest Parade; Councilman Sherman was present at Tierrefest; Funds requested for construction of new San Carlos library branch and Mission Gorge widening; Sinkhole filled in; Revised city budget coming out week of May 20<sup>th</sup>; Newsletter available online; John Staab moving to Ohio to join Army.

- Eastern SDPD Community Service Officer Holland Tafoya: Incident at 900 Camino de la Reina where female victim was approached by 2 Hispanic males who grabbed her, victim ran away. Both males approx. 20-25 6 ft. 180 lbs. Lake Murray bike trail woman jogging grabbed by male. 5/23 neighborhood watch training at Mission Trails Visitor Center movie room. Nextdoor.com for neighborhood watch blog. T. Cords comments on stabbing along Mission Gorge Rd. and homeless at Lake Murray. Vandalize restroom facilities and San Carlos little league fields and equipment. Officer Tafoya requests you email her with any of this type of activities. S. Kelly mentions pedestrian/traffic conflicts on Camino del Rio South.

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

M. McSweeney: Went on tour with Metropolitan Water District to Las Vegas to Hoover Dam Lake Havasu and traced California aqueduct across the desert to San Vicente Dam.

Mr. Pilch: Stop signs to be installed on Boulder Lake and Cowles Mountain Blvd. week of May 27th. Mission Trails main trail reopened. Springfest went very well.

Jay Wilson: Funding to reopen Kumeyaay campground on 2014 budget. Mr. Wilson urges you to contact mayor's office and Councilman Sherman office to show support. M. Adams agrees. 3,500 people at Mission Trails Day and it went very well.

Steve Grimes: He had heard that this year's Springfest may be the last. S Kelly mentions permit issues and lack of volunteer may doom Springfest.

**Informational Presentations:** None

- Update - Information item on Mission Gorge Project Latitude 33

Mission Gorge Rd. just north of Marjerum Ave. Rezone has been approved by City Council. Retail site has struggled. Site tough for retail due to traffic circulation issues. Go to city for site development permit next step then back to NCPI Board. Tony Kutry states: initial concepts designs. Project located on flat portion of property currently. Building half the allowable density. Wishes to create facade friendly to street and neighborhood using stoops and front porches. There will be approx. 22 parking spaces below grade. Energy efficient project. M. McSweeney asks about west elevation roof and if false rooftops are proposed (Yes)? J. Wilson asks what max height is proposed at (40ft max height). Photo arrays flat. J. LaRaia asks if parking spaces can be seen while driving along Mission Gorge Rd (No). M. Adams asks traffic comparison to residential traffic (No traffic study completed yet). J LaRaia asks distance to current residential housing behind proposed site (50-80 ft.). S. Grimes asks if housing behind being blocked by project design. M. Reed asks if residential community notified or spoken to (Not yet but some individuals spoken to). M. Reed would like to hear from residential community. T. Cords ask how many units under current design (About 144 unit total which is half allowable density). A. Wagner asks about center medium (Non-native tree species currently planned on being planted). M. Miller asks if left hand turn lane is present (None currently and no turn lame proposed). J. Wilson asks how wide will medium will be. J. Pilch asks if condos or apts. (Both options currently on table). T. Cords asks if thought given to office building versus residential (Retail not viable on site economically).

**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.”

Mr. Varzi states: Was going to be 18 units. Impossible to make 18 unit structure due to excavation issues and the size of parking lot would be to be and distance from SD River. Ready to sign binding agreement not to go past 8 units. Trying to keep property.

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

Mr. Dye states: Cannot guarantee if property sold new owner would be held to agreement. Plan development permit not appropriate. Zoning should be changed to comply with community plan or change plan to accommodate zoning change. Standalone rezone (no project) when project first came in. Dr. Varzi submitted plan and 8 units plus parking fits on site OK. MND examined 18 unit proposal. Noise on Mission Gorge Rd. only major impact. Mr. Dye believe plan in applicant best interest and plan would work on site. Rezone is a rezone no time limitations. Current plan fits with SD River Master Park Plan. Rezone would allow owner to build according to rezone code. No guarantee that new owner could

not develop property at higher number of units. City planners to review project and NCPI Board could track proposed project that way.

NCPI: M. McSweeney asks if there is another zone that would only allow 8 units. Mr. Dye states no. 2<sup>nd</sup> question – 8 surface parking spots plus a 2 car garage for each unit. Seems high. D. Peterson – asks about meeting with applicant and NCPI members M. Adams and A. Wagner. A. Wagner states Mr. Varzi ask to meet at Starbucks. NCPI vote had already happened so he saw no harm in meeting. A. Wagner stated (at the meeting) that Mr. Varzi should discuss with entire Board. M. Adams agrees with A. Wagner as to meeting highlights with applicant. L. Murray asks if property becomes RM 3-7 become reality anyway. 2<sup>nd</sup> question – if he goes thru with this is there any note that goes into city paperwork. Mr. Dye states yes and NCPI votes goes into Council Report. No, note not a difference maker all depends on city zoning code. J. LaRaia asks about condo code and discretionary process back to NCPI Board. M. Reed, thanks for plan and states design (front view) very similar to August 2012 meeting and no character difference. Mr. Varzi states less windows on front side to cut vehicle noise from Mission Gorge Rd. M. Reed concerned with lack of info in concept and design as mentioned in August 2012. M. Reed would rather see a more definitive design. M. Adams states motion to reconsider simple means NCPI Board reopens the issue. **No new motion submitted by the NCPI Board.**

- **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 excused 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.

M. McSweeney: Wanted to bring forth an easily understood change. M. Adams asks if replace existing structure in entirety? 6 absences in one yr. are excessive. 3 excused for year is OK. A. Wagner would like to see greater latitude for NCPI members. L. Murray asks about previous bylaw rules. M. Adams said excused absences were allowed. J. Wilson states NCPI only meets 10 times a yr. and more than 3 absences would be excessive. T Cords asks why by-laws changed in 2007. M. Adams said by-laws were reviewed and shell by-laws adopted by planning groups per SD City Council suggestions and city attorney written. M. Adams does not believe we have a problem with this issue to warrant discussion. M. Miller states some travel comes up unexpectedly and cannot be helped due to Board member day job. S. Grimes asks about applying for re-instatement with Board voting yes or no. M. McSweeney mentions legitimate reasons vs. blowing off meeting. J Pilch states he sat on committee 600-24 and by-law shell and new proposal is wheel spinning and does not match up with 300-24. A. Wagner states there are inconsistencies with council policy 600-24. J. Pilch states by missing 4 meetings and you are not representing your community. **S Grimes makes motion utilizing existing article as it reads allowing an individual to apply for reinstatement with explanation of mitigating circumstances upon majority vote from NCPI Board. J. LaRaia seconds.** S. Kelly states if your position keeps you away from meeting this may not be the position for you. Discussion follows with the current motion and its intent. M. Adams likes motion. M. Reed asks about 3 consecutive absences. If not here 3 months in a row that is a problem. **Burg, Wilson, Kelly, Reed, Peterson vote no. All other Board members present vote yes.**

**Information Items:** 8:35 p.m.

- (3 min total) Report on Community Planners Committee activities (Dan Smith): **Not Present**

**Community Group Reports:** 8:40 p.m.

- Grantville Stakeholders Group –Matt Adams: **Will be meeting but no date given but likely in June.**
- Allied Gardens Community Council – Anthony Wagner: **Website redo, making progress in disseminating communication and advertises.**
- Del Cerro Action Council – Jay Wilson: **7/25 meeting with Mayor Bob Filner guest speaker**
- San Carlos Area Council: **No June meeting not sure about July meeting.**

**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.**