

# NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at [navajoplanners.org](http://navajoplanners.org)

Agenda for Monday, September 16, 2013

**Zion Avenue Community Church, 4880 Zion Avenue**

[navajoplanners@cox.net](mailto:navajoplanners@cox.net)

## Call To Order: 7:00 p.m.

- Roll Call of Board Members

<b>Vacant (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
<b>Sherry Kelly (Grantville)</b>	March 2014 (Absent)
<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 (unable to attend due to job obligations)

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): **Grantville Community Plan not action item (moved to informational) but M. Adams wishes to inform community as to status. Unanimous approval!**
- Approval of the August 19, 2013 Meeting Minutes: **J. Wilson makes motion M. McSweeney seconds NCPI Board approves. R. Burg, L. Murray, M. Reed Abstains**

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

- Chair's Report: **Have two (2) meeting requirement discussion in future. Mentions two (2) meeting requirement to run for board.**
- Vice Chair's Report: **No report.**
- Treasurer's Report: **\$27.00 verified by M. Miller**

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

**Councilman Sherman:** Ryley Webb and Liz Saidkhanian in attendance. Ms. Saidkhanian states Princess View sewer line letter going out to residents and NCPI soon. Leaving newsletter at table. Mr. Webb states San Carlos sign in process of being repaired. Navajo parking restriping coming up.

**Congresswoman Susan Davis:** Jonathan Hardy in attendance. Post DOMA event held. Congresswoman is holding neighborhood day at Grossmont Center Oct 21 from 6:30-7:30.

**SDPD:** Officer Adam McElroy: New Community Relations Officer. 8 yrs. as SDPD and Riverside County Sheriff's Dept. Violent crime down property crime up. Causes for increase include hot summer months and victims leaving doors and windows unlocked and open. Lock your house and close windows. Vehicle burglary break arrested 2 perps with >40 burglaries. Twin Lake home burglary also solved due to tip. Officer McElroy brought numerous informational pamphlets which were left on table. Quality of life issue (traffic, parking, noise issues) pamphlets. Be wary of door to door salesman (solar and alarm systems). May be wearing shirt and passing out flyers but they may be probing house and your defenses to later burglarize. Officer McElroy can be reached at [amcelroy@pd.sandiego.gov](mailto:amcelroy@pd.sandiego.gov).

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

John Pilch: 40<sup>th</sup> anniversary San Carlos Library occurring 01/09/2014. There will be a number of events planned.

**Informational Items**

- **Grantville Community Plan Update**

Presentation by staff of Alternative D land use map for EIR analysis. City of San Diego Bill Fulton new City of San Diego Planning Director has been on job approx. 10 wks. Visiting all the planning groups over the next year. Approx. 50 different community planning areas. Beginning to move community plans along.

Brian Schoenfisch (Senior Planner): Leading efforts on focused plan amendments. Taking over Grantville Plan amendment. Grantville stakeholders meeting held at Mission Trail Regional Park on Sept 05, 2013 in which the group voted 11-1 to use Alternative D for the official Land Use map. In May 2005, Grantville Redevelopment Project area adopted by City Council. Alternative D Land Use Plan includes up to 8,275 residential units at buildout. Time and budgets are major constraints. Consultants contract expire 05/21/14. At recent meeting came to conclusion the document can be finished in time. Speakers discusses next steps including CEQA scoping meetings, Grantville Stakeholders recommendations, NCPI recommendations, Planning Commission Recommendations, and City Council Hearing.

Questions/Comments: M. Adams states B. Schoenfisch has agreed to update community at NCPI meetings monthly. M. McSweeney states community frustration over past few years asks what consultants have been doing. Brian states consultants had stopped work as requested by city. L. Murray asks if numbers (build out numbers) could go down Brian states yes possibly. D. Smith thrilled City Reps are here asks where past analysis info is. Bill shares frustration and wonders where it went also and states he also wishes to get the project finished so Brian can go on to numerous other projects. M. Adams says we need to look forward not backward! D. Peterson requests Grantville Action Group to be kept informed. M. Miller asks if at end of 05/2014 deadline if something is going to get done or all goes away due to lack of additional funding. B. Fulton assures group that something will be done. A local resident asks to see PowerPoint slide that identifies street names on Plan D map.

**Action Items:**

- **Special election to fill Allied Gardens NCPI Seat:** No nominees seat to remain vacant until 03/14.
- **Identification of Capital Improvement Priorities**

Develop process by which NCPI will prioritize neighborhood CIP needs. The City has requested community planning group input in developing the Capital Improvement budget. The Community Planning Chairs is developing a consistent methodology to be used by planning groups to facilitate their input to the City.

T. Cords states athletic field projects need to be on list and that lists are not blended together. Fire Station and Library in /Grantville Area? M. Reed has concerns stating Alvarado Creek needs fixed, Alvarado Rd and Mission Gorge Rd and San Carlos Library are all good projects but Allied Gardens Rec Center needs to be on list also. J. Wilson says Park and Rec list has new Rec Center for Allied Gardens (Cap Improvement Funds). D. Livingston asks if Park and Rec list goes to same source as list we are working on now. Wilson not positive. D. Smith states that until you fix flooding issues, widen Mission

Gorge Rd, and fix Alvarado Blvd. no development will occur (infrastructure). New Development creates additional fees to spend for parks. M. McSweeney agrees with D. Smith. M. Reed thinks we can add other projects to list for future consideration and show Navajo priorities. **M. Reed makes motion to add the "Replacement of the Allied Gardens Rec Center" to priority list (from 5 to 6 projects). J. Wilson seconds. Unanimous vote by Board! M McSweeney makes motion to adopt priority list with addition of Allied Garden Rec Center. M. Miller seconds. Unanimous approval by Board!**

- **San Carlos Village (Project 327866)**

NAVAJO Tentative Parcel Map and Site Development Permit (Process 3) to Amend Site Development Permit No. 41-0901 to subdivide an existing 13,205 acre commercial center into five lots located at 8788 Navajo Road. Greg Shannon makes presentation. Numerous Board members ask why subdivide the parcel. According to Mr. Shannon there is a big market for smaller parcels to purchase for investments. Reciprocal easement agreement to keep parking available for all tenants in center. L. Murray asks if parcels could be rezoned and Greg says yes. M. Miller asks if there could be 5 different landlords. D. Smith asks how many parking spaces there are now and if new tenants require additional parking (fast food) where the additional parking comes from. D. Peterson asks about any potential negotiations with Rock Church. Greg does not believe so. J. Pilch states San Carlos Area Council (SCAC) votes 6-0-1-1 in favor. M. Adams asks about next steps. Admin Hearing Officer is next step. Applicant currently in process of answering requests such as additional street lights. **M. McSweeney makes motion for "NCPI to support subdivision of San Carlos Village". T. Cords seconds. D. Smith votes no, all other NCPI Board members present vote aye!**

- **Verizon-San Carlos, Cell Tower located at 8622 Lake Murray Blvd. (Project 321344)**

Construct a faux palm cell tower: Jill Cleveland representing Verizon. Existing pole replaced in exact location but requesting an additional 5' in height. Adding 3 palm trees (15' in height) along Lake Murray Blvd. **M. McSweeney makes motion to approve cell site as proposed. J. Wilson seconds. D. Peterson and M. Reed oppose. All other NCPI members present vote aye!** J. Pilch states SCAC unanimously voted to reject it due to height and uglier. L. Murray asks if it increases reception service area. Jill states able to put 6 antennas instead of 3. Greater capacity. D. Livingston asks if no mono-palm then would 6 antennas be on existing pole. Resident asks about 30' ft. height limit in area. Jill states current pole is 45'. Resident asks if possible to pass with stipulation to keep faux palm maintained.

- **AT&T Cell Tower & equipment located at Fire Station 316002 Camino Rico. (Project 323387)**

NUP and PDP Process 4 for a WCF consisting of twelve AT&T wireless communication antennas and associated equipment on an existing Fire Station building. Shelley Kilborne representing AT&T. L. Murray asks if cell phone service will increase with approval. Shelley says this is new service so will increase service area. **J. Wilson makes motion to approve but requests funds generated (lease) are put back into Navajo Community M. McSweeney seconds. Unanimous approval by Board!** J. Pilch makes mention of 2 City of San Diego cycle reports and height issues. R. Burg asks how much taller new wall would be (4'). L. Murray asks if new equipment would interfere with Fire Station equipment (no!). T Cords asks about increase in height of tower. Resident asks who benefits. City receives lease payments. J. Wilson mentions that City Council was asked if rent collected could go back to community but cannot remember if the City Council approved or not.

- **Navajo Road Restriping**

City options for increasing on-street parking capacity near the entrance to the Cowls Mountain hiking trail. City evaluation determined that a portion of the North side of Navajo Road East and West of the intersection with Golfcrest Drive can accommodate some on-street parking while retaining the two travel lanes and bike lane. Ryley Webb talked about petition with >100 signatures to increase parking around Cowles Mt trail. 11 spots east of Golfcrest 8 spots west of Golfcrest. J. Pilch states SCAC voted

unanimously in favor. Safety due to speed City Engineers state stoplight will slow traffic at times and bike lane will be off curb. Bike lane to be between parking spots and traffic lanes. M. Miller asks if number of cyclists were taken into consideration. J. Wilson states Senior Mission Trails Park Ranger supports proposal and asks if merging lane before golf course (adjacent to Kinder Care) also considered for additional parking? D. Peterson concerned about bigger picture including Barker Way? J. Wilson states there are a group of parking spaces planned for Barker Way in Mission Trails Plan Management Plan update. S. Grimes states traffic accidents are going to occur due to relocation of bike lane into traffic lane and speed. D. Livingston asks if Navajo Rd. eastbound lane at corner of Golfcrest is mandatory right turn only and free up spaces along Navajo Rd. adjacent to Kinder Care. D. Livingston asks about helicopter landing. J. Wilson states helicopter no longer uses intersection at Navajo Rd. T. Cords OK with 11 spots east of Golfcrest but does not like 8 spots on west side of Navajo Rd. due to potential hazards and narrowing of lanes. M. Adams support T. Grimes comments as to the safety of bicyclists due to additional parking. **M. McSweeney makes motion to reject proposal. S. Grimes seconded. D. Livingston J. Wilson oppose motion, all other NCPI member present vote aye!**

### **Community Group Reports:**

- Grantville Stakeholders Group –Matt Adams City will be briefing NCPI on the Grantville Community Plan update
- Allied Gardens Community Council – Marilyn Reed Sept 24 town hall, "Moving On" traffic circulation at 7 pm.
- Del Cerro Action Council – Jay Wilson Next meeting on Oct 24, County Water Authority to speak about ongoing projects
- San Carlos Area Council – John Pilch Next meeting Nov 6<sup>th</sup> at 6 pm. San Diego County Treasure Dan McAllister will be the guest speaker.

### **Old Business/New Business/ Adjourn 9:15 adjourn**