

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Agenda for Monday, February 24, 2014
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
 - Vacant (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 (out)
 - Steve Grimes (Del Cerro) March 2015
 - Douglas Livingston (Del Cerro) March 2014 (arrives 7:05)
 - Terry Cords (Allied Gardens) March 2015
 - Michael McSweeney (Del Cerro) March 2014
 - Marilyn Reed (Allied Gardens) March 2015
 - 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
- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): Brian Schoenfish to discuss Grantville plan update under informational presentations. Unanimous approval!
- Approval of the January 27, 2014 Meeting Minutes: M. McSweeney, M. Miller seconds Unanimous approval!

Officers Reports: 7:05 p.m.

- Chair's Report: Matt Adams – Moment of Silence for Jewel 14 yr. old freshman who passed recently from meningitis. Candlelight vigil 2/24/14 held at PHHS. Student received vaccine 2.5 yrs. ago. County Health Dept. checking on vaccine batch quality. M. Adams has George's money!
- Vice Chair's Report: Jay Wilson – No report
- Treasurer's Report: Lynn Murray - \$27.00 verified by D. Teemsma.

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

- Officer Adam McElroy – Community Relations Officer:
- Councilman Sherman (Ryley Webb): Current newsletter on table. Two upcoming events 1) Councilman Sherman to talk at Allied Gardens Community Council 2/25 and 2) 3/19/14 pouring ceremony in Del Cerro for undergrounding project.
- Congresswoman Susan Davis (Jonathan Hardy): Davis Dispatch on table. Voted in favor of funding for new San Ysidro Border Crossing (\$227 mil dollars received). Working on funding Unemployment Insurance extension.

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

John Pilch – Trees to be delivered at Lake Murray Park tomorrow. Lake Murray Community Park project coming along well.

M. McSweeney – Spend weekend in Sacramento reviewing State water project. Drought is very serious. He was at Lake Oroville and water levels extremely low.

Terry Cords – Park projects coming along well. Thanks Councilman Sherman for all his assistance.

Micky Zeichick – March 3, 2014 next SCAC meeting discussion on Carlsbad desalination plant.

Mary Miller – Meningitis extremely dangerous and urges you take children to the ER immediately if they show any signs.

Informational Presentations:

Grantville Community Plan Amendment: Brian Schoenfisch. Informal Presentation. Draft EIR being reviewed internally. A number of technical studies are completed. B. Schoenfisch passed out handouts to NCPI Board and attendees. 1) Proposed land use plan and types and numbers (Alternative D). Grantville CPIOZ zone unchanged. River Park CPIOZ will supersede Grantville's where they overlap. 2) Proposed Rezones 3) Detailed excerpt of CC-3-6 zone. Adopted as part of Barrio Logan update (CC-3-6 is a city wide zone). CC-3-8 and CC-3-9 similar but allows for greater density per acre. B. Schoenfisch requests you please get back to city with comments especially with CC-3-6 zone. D. Peterson asks genesis of CC-3-8 and CC-3-9 zones. City wants various commercial uses to be met thru these zones. Audience member asks difference between current and proposed zones. M. Adams asks when comments are due and to clarify what a sexual encounter establishment zone is? Comments due in approx. 3 weeks. M. Reed asks about downtown parking regs to be used in Grantville. Land Development code online defines downtown parking. Parking ratios around trolley station are an incentive to get people to use Trolley. J. Wilson asks about hydrology report. Yes, draft report prepared and being reviewed internally. D. Smith 44-73 should be closer to Trolley Station. Asks about commercial with residential. B. Schoenfisch states document has both required and allowed. New zones are limiting current tenants in area. Grandfather clause currently in place.

Action Items:

Medical Marijuana Ordinance

An Amendment to the Land Development Code and the Local Coastal Program to add Medical Marijuana Consumer Cooperatives as a new separately regulated land use.

Riley Webb – Gives background info. 2011 Council passed 2 ordinances (zoning and public safety). Referendum run and passed (zoning only). City Council repealed law. City shut down shops. Former Mayor Filner instructed Code Compliance to stop enforcing until new ordinance approved. T. Gloria rescinded that motion. New zoning ordinance would allow cooperatives in certain zones (industrial light and commercial zones). Grantville is the only community in Navajo area to be zoned for Coops. Sensitive uses buffered by 1,000 ft. (parks, churches, schools, etc.) and 1,000 ft. away from another cooperative. Conditional Use permit. NCPI would have chance to hear and appealable to Planning Commission. M. Adams asks for an example where shops would be allowed in Grantville. M. Adams asks about what happens when new Community Parks Plan is adopted. R. Webb states hypothetically it would permit coops for length of permit (up to 5 yrs.). M. Adams asks about security provisions. R. Burg mentions need for security guard and other measures in proposed ordinance. D. Livingston asks about how far from residential dwellings. R. Webb answers 100ft. from a dwelling unit and 1000ft. from zoned residential. M. Reed asks what defines a medical pot dispensary (can they bake and sell bakery items within a Coop?). R. Webb states the County regulates food safety.

Rachael Laing and Kimberly Simms – Responsible Medicinal Access (RMA) group. Prop 215 passed years ago. Represents patients and providers. States there are no current regulations. Numerous shops operating in Navajo Community currently but are not licensed. Code and law enforcement could better regulate with new ordinance. Operators want to do the right thing. Other CA cities with regulations and ordinances have shown improved enforcement and smaller numbers of shops in operation. Transactions are taxed including sales tax which would pay for increased code enforcement. RMA

group patient focused. Public safety aspect include lighting in and around shop, cameras, alarms security guard, signs only contain name of business, no onsite doctors, operate from 7am-9pm. M. Miller asks who insures licensing (inspects facilities) portion of shops. City issues business license. Enforcement would be code compliance. Public Health Dept. would regulate the facilities. M. Reed where does product come from? Concerned about product safety. Testing conduct market based. L. Murray asks if this ordinance beefed up enough to deflect legal challenge? Need something on book and something better than nothing. J. Wilson asks if prescription needed? License physician needed for recommendation (not prescription due to legal status). M. Adams asks if this ordinance is to comply with State law. Yes. John LaRaia asks who biggest proponent and opponent. Todd Gloria biggest proponent. Kevin Faulkner also supports. S. Grimes trying to figure out who (what type of individual) would open a shop. Aside from salary business cannot make a profit. It isn't for everyone. For those who have the best of intentions. CPC (Community Planning Council) voted 15-6 to recommend denial. Reason they voted in opposition is due to lack of confidence of City to conduct code enforcement. David Schaub (MT Courier reporter) states that you have to go too far flung areas and business parks to buy. If legitimate medical uses penalizing people who use it. J. Pilch was at workshop and states no clinical proof of smoking pot is helpful. He agrees with city staff saying code enforcement is needed. Cost recovery is needed in ordinance. L. Murray asks when it becomes operational if passed by City Council. R. Webb says would not take effect immediately but need to set fee schedule and likely a few months before it would take effect. M. Zeichick asks if people will go shop to shop to purchase. Not likely to happen based on prior experience according to Kimberly Simms. T. Cords asks about analysis as conducted for City cost of passing ordinance. D. Peterson asks if City Council has had any specific meeting with NCPI Board members about this action item. R. Webb states no. Jeff Rhinehart runs a collective and interested in coming to area. He state that there is currently no regulation of Coops and Fed can come in and close down. Will discuss why anyone wants to open a shop if they desire. **No Motion made!**

600-24 Revisions Joe LaCava

Proposed changes to the standard operating procedures and responsibilities of recognized community planning groups. Proposed changes include Initiated by community planning committee. Reviewed by city attorneys. Most of changes are clean-up of existing procedures. Changing scope of what planning groups look at. Numerous new scopes are included. Identifies what actions required for voting. Brown act changed. New provisions require that you need to state those voting for and against an item. Minutes changed, encouraging groups to get minutes out by next meeting. Clarification on records retention (only need to keep communication received on action items (not informational items such as plan sheets)). Flap about planning group boundaries. How can you change boundaries? M. Adams asks about Article 3 Section 1. J. LaCava states the City wanted to offer Community Groups options. No limit to number of seats you can add. Need to justify when bylaws are submitted to City. J. Pilch says Feb cutoff date to run for NCPI was to encourage participation. **M. Adams makes motion for NCPI to conditionally support 600-24 revisions with the following amendments 1) We allow Feb meeting to count in attendance necessary to be eligible to run for election and 2) Define appointed seats (Article Section 1) as non-voting members. Unanimous approval!**

Mission Trail Regional Park Advisory Board

Appointment of NCPI Representative: Term expires in March. **M. McSweeney makes motion (D. Smith seconds) to nominate Jay Wilson for MTRPAB at conclusion of Dales term in March. J. Wilson abstains all others present in favor.**

NCPI March 17, 2014 Election – Candidate Application Deadline March 10th

Election Committee Update – John LaRaia, Chair: Application deadline March 10. Four applications received to date. Sherry Kelly not seeking another term due to time considerations.

Community Group Reports:

- Grantville Stakeholders Group –Matt Adams: May Draft EIR out.
- Allied Gardens Community Council – Marilyn Reed: Feb 25th Ascension Lutheran Church 7 pm

5106 Zion Ave. Parking District issue to be discussed. Councilman Sherman to be present along with Kaiser Representative.

- Del Cerro Action Council – Jay Wilson: April 24th DA candidate forum planned.
- San Carlos Area Council – Micky Zeichick: March 03 meeting has Bob Yamada and Carlsbad desalination plant discussion.
- Mission Trails Regional Park Advisory Board: City Council to vote to open campground.
- Community Planning Groups Committee:

Future Agenda Items: Stormwater Regulations PowerPoint Presentation

Old Business: None

New Business: None

Adjourn: 9:35