

# NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

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

Wednesday, September 9, 2015

Tifereth Israel Synagogue  
6660 Cowles Mountain Blvd.  
San Diego 92119  
[navajoplanners@cox.net](mailto:navajoplanners@cox.net)

**Start Time**  
**6:30 P.M.**

Amended to include the following Agenda Action Item: Grantville Greens #368381 Medical Marijuana Facility at 4410 Glacier Avenue.

## Call To Order: 6:30 P.M.

- Roll Call of Board Members

Matthew Adams (San Carlos)  
Eric Aguilera (Grantville)  
Richard Burg (San Carlos)  
Terry Cords (Allied Gardens)  
Tim Flodin (San Carlos)  
Steve Grimes (Del Cerro)  
David Hardy (Allied Gardens)  
John LaRaia (Grantville)  
Douglas Livingston (Del Cerro)  
Michael McSweeney (Del Cerro)  
Lynn Murray (Allied Gardens)  
Marilyn Reed (Allied Gardens)  
Dan Smith (Grantville)  
Daron Teemsma (Grantville)  
Jay Wilson (Del Cerro)  
Dan Northcutt (San Carlos)

March 2017Xz (z is for Mesa Verde Apt motion)  
March 2016Xz  
March 2017Xz  
March 2017X  
March 2016Xz  
March 2017Xz  
March 2016Xz  
March 2017Xz  
March 2016X  
March 2016X 6:58z  
March 2016Xz parking concerns  
March 2017X  
March 2016Xz  
March 2017Xz  
March 2017Xz  
March 2016Xz

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): Grantville Greens to be added to Action Items. **J. Wilson seconds. All in favor 13-0 (M McSweeney, E. Aguilera, and D. Smith not present for this vote)**
- Approval of the July 8, 2015, Meeting Minutes: **T. Cords page 2 comments in public comments Rec Center open 7 days not 97 days. J Wilson makes motion J. LaRaia seconds. All in favor 13-0 (M McSweeney, E. Aguilera, and D. Smith not present for this vote)**

## Officers Reports:

- Chair's Report: **Charter school withdrew application for Blockbuster site. Parking sites a concern. Need for traffic study. Alvarado Creek maintenance going forward. Presentation at next month meeting.**
- Vice Chair's Report: **No Report**
- Treasurer's Report: **\$30.00 verified by T. Flodin**

## Elected Officials' Reports:

- Councilman Scott Sherman – (Liz Saidkhanian): Councilman's office saddened by recent death of pedestrian. Asking for traffic study at location. Alvarado Creek dredging 9/21<sup>st</sup> Regional Water Quality Board expedited permit. MTS to clean their portion also. On 9/12 D-7 office hours at farmers market at Waring/Zion. Councilman's office to participate in the I Love a Clean SD cleanup at Adobe Falls.
- Officer Adam McElroy (Community Relations Officer): Lt Swanson: Property crime-105 cases last month, current period 62 (40% reduction). A few arrests made contribution to reduction. Violent crimes- 48 last reporting period, 21 this period. Quality of Life detail to start Saturday (09/12). Going to focus on transient problem. L. Saidkhanian asks if suggestions from Councilman's District constituents helpful (YES). J. Pilch asks how many new officers to join force with new academy ongoing (Not sure depends on how many graduate and accept positions).
- Representative Susan Davis - (Daniel Hazzard):
- Mayor Kevin Faulconer – (Anthony George):
- Assembly member Shirley Webber (Jannell Jackson):
- Senator Marty Block (Sarah Fields): Leg update last week of session. Gov. has signed SB 222 (School Bonds), SB 85 (Public Safety), SB 351 (Banking and financial Institutions), and SB 352 (Elder Abuse). SB 758 (Atmospheric Rivers) SB 369 (Pupils of military families) is waiting signing. Will be in District in next two months so look for him. Has office here in SD if you have a state issue please contact office for assistance.
- Seth Litchney City of SD Planning Dept.: End of July SANDAG approved grant for Alvarado Creek study working with Storm Water Dept. Grant \$400,000 used to get to 30% design drawings.

## Public Comment on Non-Agenda Items (3 minutes each)

- Matthew Henwood – re. Rancho Mission Canyon Park. Has lived in area for year, take dog to park strife developing between dog owners and other opposed to off-leash. Would like hours for off-leash changed. Would like separate dog park.
- Dan Tlmsky – Development south of Chevron on College. Vehicle access and exit concerns. Asking when coming back to group. M. Adams states may return next month and he will let community know as soon as he knows.
- John Pilch - San Carlos Lake/Murray Rec Council to meet on 9/16 at 6:30 at San Carlos Rec Center. On agenda the 70' tower east of Rec Center by ball fields. Kelly Wood new area manager. Two new scoreboards for gym purchased awaiting permits from city. Gage turf project nothing new to report.
- Terry Cords – Allied Gardens concert series completed and very successful. Met new area manager and had positive experience. She should be good for community. City goal of 25% water use achieved (48%) to allow more watering on some park areas. Crusaders Soccer flyer in Mission Times Courier 9/14-9/30<sup>th</sup> coupons available at Jersey Mikes. Owner is active has participant in community.

## Informational Presentations:

### Pipeline Safety Enhancement Overview - Del Cerro Blvd.

*Briefing on pipeline activity along Del Cerro Blvd.*

*SDG&E Cameron Durckel and Bill Hughes*

Short PowerPoint Presentation conducted. Past College and Del Cerro Blvd. Started on W side of College 50% completed. Moving to E side of college now. Will go to Oroso. W side of college trenching to completed within next 3 weeks or so. M. Adams asks when road repairs to begin? (A month after pipe lay re-paving will start). D. Livingston asks on W side of College on Del Cerro anymore times road will be closed and traffic rerouted? (No complete closures expected). He also asks if signage can be installed to slow traffic down if closures are needed. People are driving very fast and very dangerous. Is landscaping to be replaced in medium where medium torn up? (Ice plant to be allowed to grow back but no effort to replace). J. Wilson asks about timeline of completion? (Thanksgiving).

## Action Items:

### Mesa Verde Apartments, 7811 Mission Gorge Road.

*Mesa Verde Apartments ("Project") Family affordable housing development comprised of a ninety (90) residential units in a 3 story Type V wood frame structure.*

*Matt Grosz, Chelsea Investment Corporation (Cathy Breedlove, (Megan Murphy Sprint)*

Re-presenting this evening. 4 acre site. Intent of design pretty much unchanged. Exiting use of site a small commercial center and wireless communication. Not seeking discretionary permit or land use change. Designed in accordance with current zoning laws. Will require a neighborhood Use permit in near future and will be back before NCPI requesting that. Proposing to incorporate into design and architecture of building. (Presents original and new design on foam boards. Architectural elements changed to incorporate cell antennas. Currently have monopine tree. 4G (4 tower boxes in new design) at site currently and will maintain that after).

M. McSweeney makes motion to approve project as submitted E. Aguilera seconds. 13-3 in favor (*in favor-M. Adams, E. Aguilera, R. Burg, T. Flodin, S. Grimes, D. Hardy, M. LaRaia M. McSweeney, L. Murray, D. Smith, D. Teemsma, J. Wilson, and D. Northcutt*). T. Cords concern with # of units (was 144 now 90). Concerned with no public transportation in area and 1.62 parking spots per unit would be insufficient. Doesn't think it is good for neighborhood. Will bleed parking over to neighborhood. M. Reed asks if residents behind project aware of project? Have they been notified? San Carlos Area Council Rep states notices sent out to residents in area. Has noise been evaluated? No noise study has been conducted, antennas do not produce noise. M. Reed asks about health notices to area residents. Sprint runs study on strongest antennae and sent to city. D Smith asks about traffic study. Traffic study conducted and can handle proposed traffic of development. Density bonus variance given since project proposes affordable housing to be included. Height variance and residential use of ground floor variance given. J. LaRaia asks required # of parking spaces? Affordable housing ratios by city (high demand) project has more spaces than required by city. J. LaRaia also asks if # of units dropped since previous visit to NCPI. J. Wilson asks evaluated a second entrance into complex? No technical study but looked at constraints and would require easement and design issues and was not determined feasible. D. Northcutt asks about projected ingress/egress vehicle numbers in traffic study (About double the current rate at peak hours). One access point can handle peak. D. Livingston asks if subterranean parking spaces secured. Depends on location and project not at that level of programming yet (not evaluated yet). Are surface spaces guest spots or assigned. Designated for residential and employees and ADA spaces. Approx. 5 guest spaces. M. McSweeney is limiting cars tenant can own and if they exceed that number what remedy will happen? Will need to follow up on the regulations needed for enforcement. J. Wilson asks if there are 5 guest spaces. It should be 9 not 5 due to affordable housing regs. M. Adams in favor of project for number of reasons lack of affordable housing and housing in general. Housing prices high due to low number of housing. Tired underutilized strip mall past its prime. Project exceeds city mandates on affordable housing parking.

1) Marilyn Singer lives on Hillendale – when you don't adequate parking how can you monitor social events/parties? (Difficult to answer. Hard to control tenants. Impossible to know how many bday parties on any individual day. Can incorporate into management plan overseeing property. Not a perfect solution. Feels comfortable parking is sufficient.)

2) J. Pilch – Held special meeting at SCAC and opposed due to traffic issues and lack of public transit. 12 small businesses at current location and they will be gone. Deceleration lane? Building to exceed height limit (36 ft.). Any easement with other apartment building. Are Sec 8 tenants going to be accommodated? – Not a Sec 8 property. Working class families. Cannot exclude housing choice vouchers. Easement will run with land and neighboring apt will have access. Does exceed height limit but does meet City codes. Deceleration lane was looked at and talked about. Traffic study did not sure it was required.

3) Concerned about health issues due to antennas right next to buildings. Have valid permit currently (Limited

use permit). Does exceed height but is permitted. Neighborhood use permit now required due to apt being built. Radiation expelled goes forward and not to people inside buildings (EMU study).

Matthew Henwood. Lives across street. Sates there is ample parking across street but residents and guests will have to jaywalk across Mission Gorge Rd. Will look into and address if adequate parking.

### **Cortes Residence Neighborhood Development Permit**

*Neighborhood Development Permit for the construction of a 3,326 sq. ft. 2-story single family residence located at 6455 <sup>1/3</sup> Norman Lane*

*John Heckel*

*Heckel Hosokawa Architects*

Most of lot > 35% slope. Modern house with slope roof. Never has been any development on site. 6" of fill on site. **M. McSweeney makes motion to approve as submitted J. LaRaia seconds. 16-0 in favor.** S. Grimes asks if neighborhood opposition. Owners have not heard of any opposition. R. Burg asks about native vegetation on site. During his site visit very little native vegetation was observed.

### **Grantville Greens #368381 Medical Marijuana Facility (See 7/21/2014 meeting minutes)**

*4410 Glacier Avenue.*

*Ramon Baguio Ron Miller*

Completed City process for conditional use permit. Asking for support from neighbors. Ron Miller states business plan in place and have worked with city on building issues and all cleared. Going to City approval in October and would feel more comfortable with NCPI support. L. Murray asks about distance from park? City council to discuss verbiage of park regulation. How many allowed into room at any time (1). T. Cords compliments on membership application. However, 623 sq. ft. not a lot of space. Seems real small. Not a lot of parking. Where will patients park? Rented 3 other spaces in complex so can use those spaces. J. LaRaia asks about letters from 2 nearby businesses and those letters were sent. J. Wilson asks if city sates Grantville Greens qualifies and they state yes and a hearing has been scheduled. D. Livingston not clear about storage units being rented on premises. CUP restricted to design plans and that states 620 sq. ft. and cannot expand. D. Northcutt asks how much marijuana a person can purchase at one time and how frequently can they return. Not specified by city but state laws is an ounce per week. Average patient would purchase a 1/8<sup>th</sup> per time and tracked via computer. How much can someone smoke per month? Depends, marijuana much stronger today than years past. M. McSweeney opposed to business model but should not let emotions dictate decision. **M. McSweeney makes motion to support project with the following conditions: Grantville Greens Co-op hours from 9-9, armed security guard present on site during operating hours, no hash oil or wax products sold. Seconded by L. Murray. 9-7 in favor (in favor R. Burg, T. Flodin, D. Hardy, M. McSweeney, L. Murray, D. Smith, D. Teemsma, J. Wilson, and D. Northcutt).** J. Pilch submits letter from City stating permit will be denied due to proximity to parkland. Would like no sales of edibles, hash oils, and wax. States there is a lack of van accessible disable space. Gives NCPI list of 10 conditions that should be met upon permit approval. Grantville Greens will honor all stipulations placed upon them by City. J. LaRaia wants to remind everyone about the recently approved Grantville Community Plan update and potential for active projects within 1,000 ft. of current location. D. Northcutt NCPI has seen a number of other applicants and believes Grantville Green Coop is sincere and will do best to keep its products from being sold to kids. T. Cords concerned about products like edibles, oils, and wax due to local high school. Butane wax will not be allowed in shop and has no purpose. Owners state edibles work well for certain patients who cannot smoke. Products will be produced in federally approved kitchen. There is a place for concentrates (oils). There is a need for higher doses in some patients. D. Smith point out 42 conditions on conditional use permit running for 5 yrs. asks maker of motion to amend with Coop hours from 9-9, armed security guard, no hash oil or wax sold. Audience member Tammy is in favor. Her mother has stage 4 cancer. M. Adams torn because of beliefs however won't use personal feeling to interfere with process since vetted by City Council.

**Community Group Reports:**

- Allied Gardens Community Council - Marilyn Reed: 9/22 town hall meeting speaker to be arranged
- Del Cerro Action Council - Jay Wilson: next meeting 10/22 City presentation on Water Conservation
- San Carlos Area Council - John Pilch: David Akin of the City Public Utilities Dept. spoke 11/04 next meeting Dan McAllister speaker.
- Mission Trails Regional Park Advisory Board: Fundraiser 10/10 6-9 Art in the Park. New building to be built at Mission Trails.

**Future Agenda Items:****Old Business:****New Business:****Adjourn:**