

# NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

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

**Wednesday, December 9, 2015**

**Start Time**

**6:30 P.M.**

**Approved by NCPI Board 1-13-2016**

**Tifereth Israel Synagogue**

**6660 Cowles Mountain Blvd.**

**San Diego, 92119**

**navajoplanners@cox.net**

## Agenda

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

- Roll Call of Board Members (in attendance)

Matthew Adams (San Carlos)	March 2017
Eric Aguilera (Grantville)	March 2016
Richard Burg (San Carlos)	March 2017
Terry Cords (Allied Gardens)	March 2017
Tim Flodin (San Carlos)	March 2016
Steve Grimes (Del Cerro)	March 2017
David Hardy (Allied Gardens)	March 2016
John LaRaia (Grantville)	March 2017
Douglas Livingston (Del Cerro)	March 2016
Michael McSweeney (Del Cerro)	March 2016 missed approval of minutes vote.
Lynn Murray (Allied Gardens)	March 2016
Marilyn Reed (Allied Gardens)	March 2017 missed approval of minutes vote.
Dan Smith (Grantville)	March 2016
Daron Teemsma (Grantville)	March 2017
Jay Wilson (Del Cerro)	March 2017
Dan Northcutt (San Carlos)	March 2016
- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): **None**
- Approval of the October 14, 2015, Meeting Minutes: **J Wilson makes motion L. Murray seconds D. Teemsma, D. Northcutt, and D. Smith abstain**

### Officers Reports:

- Chair's Report: **None**
- Vice Chair's Report: **None**
- Treasurer's Report: **\$30.00 verified by D. Hardy**

### Elected Officials' Reports:

- Councilman Scott Sherman – (Liz Saidkhanian): Del Cerro and Airoso Ave to be paved early winter completed by 3/16, Chaparral canyon transients living in canyon Env. Services posted canyon and full sweep to occur 12/11. Rancho mission park 1.2 mill for play center 1/4/2016 allied garden rec center 7 pm first community meeting. Del Cerro medium beautification project SDGE donating money to plant drought tolerant plants in Jan/Feb 2016. Audience member asks about proposed new Apts on Mission Gorge and why was community not informed earlier.**

- Officer Adam McElroy (Community Relations Officer): Crime stats. Spikes in crime 29, 30, 1<sup>st</sup> Nov/Dec in San Carlos (Cowles Mt. Blvd/Bantam Lake) area. Stolen items were small items and paperwork. Probably a person on foot. Allied Gardens (11 break-ins over same period). Passed around map to audience. Violent crimes in Navajo area down 15 total (11 were domestic violence) Residential burglaries at 10 from 13 previous month, commercial burglaries down 4 last month thefts down to 21 from 28 previous month. Shooting at local motel struck female in abdomen. Dec 3 commercial burglary at Iowa Meat farms. SDPD setting up meeting in Allied Gardens for neighborhood watch at Assentation Lutheran on Zion.
- Representative Susan Davis – (Daniel Hazzard):
- Mayor Kevin Faulconer – (Anthony George):
- Assembly member Shirley Webber (Jannell Jackson):
- Senator Marty Block (Sarah Fields):
- Seth Litchney City of SD Planning Dept.:

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

Dan Smith: Mission Community Plan updates starting in July. CPC water rates hikes, climate action plan, permanent care sharing programs, by law review. Public input on infrastructure priorities (Cap Improvement). Where do we want to spend the money the Community gets? We (the community) need to speak up.

John Pilch: New manager at San Carlos library starting in Feb. Terrific Halloween party at San Carlos Rec Center more than 400 in attendance.

Terry Cords: New assistant director at rec center at Allied Gardens. Rancho Park (Margerum) to get an upgrade in early 2016. Upgrades include ADA amenities and tot-lot.

### **Informational Presentations:**

#### **Pipeline Rehabilitation AD-1**

Rehabilitate approximately 8.43 miles of existing sewer main and replace 0.14 miles of existing sewer main along the right of way and easements. Jess Arcillas, EIT Assistant Engineer – Civil City of San Diego | Public Works

Passed out pamphlet to Board. Short presentation given. Ongoing program for rehab of all sewer mains to reduce future breaks and maintenance. Trenchless construction. Manhole rehab and replacement included. Map on back of paper shows lines to be upgraded/replaced. Audience member asks how long to finish filling trenches after work to repairing roadway. D. Livingston noticed contractor left debris on street in recent work along College Blvd. Will that happen at this location? No! Voicemail set up for construction foreman when constituents call with an issue they cannot get through. M Adams asks if there is an email address the public can use to address issues. Yes there is (not given out).

### **Action Items:**

#### **T-Mobile, San Carlos Recreational Center Conditional Use Permit, Project #417126**

Proposal to install two new 70 ft. light standards supporting antennas and an above-ground equipment enclosure located at 6445 Lake Badin Ave. Jerrod Ploof, Smartlink

**Applicant:** Passed out booklet with pics and info. Objective is improving cellular coverage in neighborhood around park. Two (2) 70' light standards. Rec Dept. would like stadium lights to light field. Lights facing east (Boulder Lake). Due to topography additional site is needed for cell coverage. T-Mobile looked at water tank site but water District would not allow due to water tank redevelopment. Highest emission is 2.4% of max allowed by the Govt. States will create potential for

additional usage at San Carlos Area Park.

**Board:** J. Wilson asks if lights are meant to be security lighting. They are Rec lighting for soccer use (minimum). Mentions Fed Regs about health concerns (we cannot make decision on this). D. Hardy asks how far out lighting goes (affecting homes). T. Cords had conversation with Parks Dept. staff and states Parks staff doesn't make public appearance to answer questions but refers to planning group. He also gave Parks staff a list of 10 statements/questions.

**R. Burg makes motion to oppose cell tower CUP. E. Aguilera seconds. Unanimous opposed (13-0).** E. Aguilera states audience did an excellent job speaking agrees another site should be found. M. McSweeney asks if Councilmember has position. (L. Saidkhanian states Councilman cannot have an official position yet). M. McSweeney states in SD fashion a wrong way of doing it. A 70' tower with the wrong lights does not pass the laugh test. Angry as a citizen that city staff does not come discuss at NCPI meeting and do not get straight answers. Convey to council member we need safe lite places for kids to play but need to change rules so City staff can discuss with NCPI Board. J. Wilson states this was the best organized presentation from any community and will oppose the project. 70' lights no appropriate. D. Smith has not seen any group quote page an verse (Planning docs) as much as they have. Not in favor of project. Resents talk of property values not appropriate. Commends audience on Navajo Community Plan facts. T. Cords – Crusaders soccer uses field on Saturdays. T-Mobile presentation was not very well presented. In favor of lights need for lighted fields. 70' poles are hideous. Ignoring real problem of lighted fields if they are occupied they stay out of trouble. M. Reed asks if voted down at planning commission what would T-Mobile do. (Not sure most likely look for other sites). M. Adams came in wanting to support lights on field and still does support lighted fields (just not this proposed project) because our kids need areas from sports. When kids are involved in sports they stay out of trouble and we should take seriously. Would like a discussion about that!

**Audience:** Approximately 55-opposed 1-neutral 0-favored (speaking slips): Megan Hulbert: Speaks for 9 minutes and is opposed. God-awful ugly towers that would see from her house. Would make San Carlos much less beautiful. Andy Schwarz-Thanks Board for serving. Understand city planner are not bound by NCPI decision but can be swayed by. Believes that cell towers by their self would not fly. 70' structures may block views of Cowles Mt. Wishes to preserve Rec Center view at dusk. Mentions the Navajo Community Plan Section discussing "design". Worth voting no for. Bob Walker refers to numerous sections in the Navajo Community Plan including page 125. Accepting towers would destroy views page 121: Community Plan describes poles as distracting and unattractive. Page 1: retain residential character of area walkable community. Degrade environment page 77: who would want to use Rec Center and Park around 70' towers. Page 76: intended to serve need of community but these serve T-Mobile not community. Page 121: mentions petition with >300 signatures collected. Blake Beaver – student at Benchley likes to go to the Park with her dog who loves it. Unhealthy does not know what she would do if she could not go. Opposes cell towers does not agree with towers being installed. Ashley Beaver - has taken her daughters to the Park since they were babies. Park is heart of our community. Hideous towers are not wanted. Bummed out so bad. Adjacent to Park is school and having those cell towers there with the kids seeing them is not god. Emma Young Walker – 2 minute walk to park from house. Counted 69 trees in park. Unpleasant visual pollution if towers installed. Park helps maintain property value. Would be blight on natural beauty of park. Proposed cell towers would stand out as monstropolies. Collected over 300 signatures opposed to towers. Majority of residents spoken to agree they will have detrimental effect on community. Are not harmonious to existing environment. Eric Mueller- Lived across Rec center of 13 yrs. And states proposed lights will not illuminate ball fields. A rouse to pay off city. Please vote no on issue. J. Pilch – San Carlos Rec Council held meeting as requested by Park and Rec with no attendance by Park and Rec. Unable to take a vote and will not take a position. Travis Harness – Lives one block away for 6 yrs. and worried additional athletic events at park would ruin calm. Do not need lights and poles. Thanks everyone for their support. Kevin Mallory-project requires approval of CUP and 4

finding need to be made showing no adverse impacts, detrimental effects to public, Believes cannot make all 4 findings. Not a modern stealth design no existing 70' light standards recommend to planning commission to deny project. Barbara Carter – discusses Navajo Comm. Plan “in no case shall a structure exceed 50' height”. Wireless communication facilities must not disturb existing park space. She spoke with numerous people and only 4 did not care if installed. Mentions submission of petition with >320 signatures against authorizing a CUP for light poles and cell towers. Chuck Carter – opposed to cell towers. Recently read Navajo Comm. Plan and discusses various sections of plan. Permit being sought is contrary to the Comm. Plan. Sates towers will lower property values in neighborhood. Read letter from Kevin Sheedy (Real estate broker) stating cell towers would have a negative impact on real estate values in area. Boulder Lake, Lake Badin, Lake Adlon. Left copy of letter and is opposed to towers. Liz Beala – opposed to cell towers is a realtor who states cell towers will affect property values and selling. Cell towers will detract from neighborhood. Loraine Overture found out about meeting by seeing posted signs. People move to area for calmness and beauty of area not cell coverage. More lights would be an intrusion into your privacy and suggests finding a spot where it blends with environment. Joanie Macally is confused, T-Mobile says it is sports lighting but Parks and Rec staff calling it Security lighting.

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### **Verizon Wireless Masonic Lodge, Project 365747**

Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP), Process 3, for a Wireless Communication Facility (WCF) consisting of antennas located in a new 30-foot tall architectural element with equipment located at the base of the building at 7849 Tommy Drive. Andrea Urbas, Cortel, Inc.

No PowerPoint capability at this evenings meeting and will continue at next NCPI meeting.

### **Mission Square Market**

6171 Mission Gorge Road  
 Proposal to allow sale of beer and wine  
 Steve Rawlings  
 Alcoholic Beverage Consulting

Applicant not present.

### **Community Group Reports:**

- Allied Gardens Community Council - Marilyn Reed ; 12/10/ 15 18<sup>th</sup> annual tree lighting ceremony at 6 pm at the triangle. Holiday festival 12/11 7 pm at Lewis Middle School

**Auditorium.**

- Del Cerro Action Council - Jay Wilson; 1/28/2015 Dan McAlister speaking. Will discuss proposed 26 home housing community off of College Ave. with ingres/egress off of College Ave
- San Carlos Area Council - John Pilch; wishes everyone a Happy Hanukah, Christmas, and New Year. Next meeting 1/06/2016 6 pm at San Carlos Branch Library.
- Mission Trails Regional Park Advisory Board; M. Reed states the Advisory Board has picked name for proposed building going in close to the Santee "Mission Trails Regional Park Field Station"

**Future Agenda Items:** Invite SD City Traffic engineer about traffic relief in Grantville, Public Works, new City Planning Director Jeff Murphy

**Old Business**

**New Business**

**Adjourn**