

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Wednesday, January 13, 2016

Tifereth Israel Synagogue

6660 Cowles Mountain Blvd.

San Diego, 92119

navajoplanners@cox.net

Agenda

Start Time
6:30 P.M.

Call To Order: 6:30 P.M.

- Roll Call of Board Members

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) out	March 2016
John LaRaia (Grantville) out	March 2017
Douglas Livingston (Del Cerro)	March 2016
Michael McSweeney (Del Cerro)	March 2016
Lynn Murray (Allied Gardens)	March 2016
Marilyn Reed (Allied Gardens) out	March 2017
Dan Smith (Grantville)	March 2016
Daron Teemsma (Grantville) out	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 December 9, 2015, Meeting Minutes: **J. Wilson makes motion D. Smith seconds T. Flodin and S. Grimes abstain due to absence. M. McSweeney and E. Aguilera missed vote.**

Officers Reports:

- Chair's Report: **Project #365747 Verizon Masonic lodge cancels not ready to present will be heard in February. M. Adams makes \$20 donation to pay for web hosting.**
- Vice Chair's Report: **Feb NCPI meeting will feature Col. Woodworth from MC Air Station Miramar.**
- Treasurer's Report: **\$31.00 verified by T. Flodin.**

Elected Officials' Reports:

- Councilman Scott Sherman – (Liz Saidkhanian): **Artie from Superior Ready Mix supplied/donated 60 cu yd. of sand. 200 cars lined up at 10 am. Gave out 5,000 sand bags. Flooding in San Carlos and Grantville during recent rains. SDSU applied for grant to clean out Alvarado Creek. Looking to get permits rushed. Caltrans is ready to help. City working on storm drain issues to address in future. SDSU child care center flooded out during recent rain event. D. Smith asks if city engineer can meet at Mission Gorge Bridge to look at culverts underneath bridge. City website (stormwater section) has tab where you can request city engineer come out and inspect private storm drains.**
- Officer Adam McElroy (Community Relations Officer): **Lt. Swanson (eastern division Navajo area) requests cars do not drive thru high water areas or drive around barricades. Barricades are up for a reason. Be patient! 4 rescues**

on Tues night. Quality of Life team for Eastern Div. Allocation for 6 officers to start this weekend. 2 man teams. Officer Tom Bostead: Violent crimes up 2 due to domestic issues. Property crime: car prowls down from 46 to 28, general theft down from 30 to 18, residential burglary up from 10 to 21, a number in Allied Garden Rec Center area and off Lake Murray Blvd. 3 burglaries had open sliding glass doors.

- 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):

John Pilch –

Briand Cline – Lived here 15 yrs. Mesa Verde apt building concerns. Bel Air home owners association. In process of getting together is not happy with parking spaces for building worried about project.

Terry Cords - Allied Garden Rec Center parking lot is open. Meeting 10 days ago Jan 4 public comment about tot lot installed at Margerum Park. March 7th another meeting at Rec Center if interested.

Lynn Murray – Concerned about rocks coming down hill on Waring Rd. Fencing bended due to weight of rocks.

J. Wilson- Navajo Planner website has survey for Margerum Park.

Bob Boss – 20 yr. residence of San Carlos. Member of Masonic Lodge. Takes opportunity to say hello and is interested in items coming up at NCPI in near future. Wishes to be good neighbors. Lodge used as polling place, jazzercise classes, various occasions can be held at the Lodge. Welcome any input from Board to make the facility better.

Judy Stern – Passport dining program unlimited 2 for 1.

Gokhan Serce, Magnolia Science Academy Principal - Students won Robot Performance 1st place at SoCal FLL Cup. 2 students won recent math competition.

Jim Peterson - Concerned with new housing dev on Mission Gorge. Would like to see mixed income, minimal parking at site, site has no mass transit, afraid parking issues will leak over into local neighborhood. Liz Saidkhanian states area rezoned in 2012 and City cannot dictate what units are charged for.

Dan Smith – Facility Financing Plan and Capital Improvement Program. Of top 6 from last year San Carlos library received \$1,000,000. D. Smith to contact City of SD to have someone present at upcoming NCPI meeting.

Informational Presentations:

Project 435483 Update regarding proposal for 26 Single family detached homes on 5.6 acre property located at the North East corner of College Avenue and I-8.

Tony Pauker, ColRich Communities

Tony Pauker makes PowerPoint presentation. Has presented at NCPI once before. Proposed 3 floor plans: 3bed/3bath 1882 sq. ft., 4bed/3bath 2023 sq. ft., 4bed/3bath 2,274 sq. ft. all one story. 5.6 acre. Zoned RS1-7 one home per 5,000 sq. ft. lot. 26 single family homes accessed on private drive exiting on College Dr. Will be some 2 story homes. Will not design typical S Cal Spanish style home with red roofs etc. Architectural design will fit current community style.

Audience member asks how to access from S bound College. Only can access from Nbound College. Estimated price is high 600,000 to low 700,000. Is there going to be a traffic light? Is not allowed to have traffic light does not meet minimum distance rule (from next signal light> J, Wilson asks if deceleration lane, Yes. How traffic in morning

getting to I-8. Have to go north and make U-turn at Del Cerro or not use College to get to I-8. Asked about rain fall and stormwater. Stormwater to be redirected to new larger storm drain. Will have infiltration basins on south end. IF coming from heart need to get on College northbound. What is current status of access rights to College Ave have been address and will be relinquished upon approval of sit map and reprovided to College. Will have 2 lane private drive 12 ft. lanes. Asked about rendering of existing adjacent housing. Yes, waiting for comments back from City. Traffic will route itself thru residential streets audience member states this is unsafe. How are they proposing to mitigate? Current AM peak hour traffic counts is 3,000 daily trips. and an 260 daily trips from new housing. Worried about additional traffic in area that currently does not have heavy traffic. T. Flodin asks if on northbound college what is nearest street you can make a U-turn? Justin Rosses from LOS (traffic engineer) if north of project heading south Linda Paseo first legal U-turn site. Rockhurst first street if headed north. Judy lives off Del Cerro concerned there may be more cars per household than private street can hold. Worried about traffic on College Ave. Where are they I approval process? Currently going thru City Cycle Issues. In second round of cycle comments typically go thru 4 rounds. Will go before NCPI for recommendation vote (Wild guess is late summer vote). Judy asks about construction staging. Far down road adequate room for machinery to grade. Build dozen homes per phase with 2 phases. Does not understand width of private roadway concerned about fire during roadway. 26 ft. wide this is minimum required by fire Dept. What type of environmental report conducted? MND is proposed but City has not finished with the environmental review. How would emergency vehicles enter development?

Action Items:

March 9, 2016 Elections Committee

Creation of an Elections Committee to oversee March 9, 2016 NCPI Board Election

M. Adams will chair, J. Wilson, T. Cords, and J. LaRaia on committee. M. McSweeney makes motion to accept Elections committee with S. Grimes seconds. 12-0 in favor of motion

City of San Diego Sewer Group Project 835

The project location in Navajo near Lake Shore Drive will be affecting a small portion of Environmentally Sensitive Lands and triggers the need for discretionary Site Development Permit.

Rex Narvaez, Project Engineer, City of San Diego | Public Works

Navajo location at Lake Shore/Jackson Dr. Project undergoing environmental review currently. Dec 2016 proposed construction start date. M. Adams asks what kind of disruption residents can expect and how long disruption on Lake Shore Dr. and Jackson will have traffic control. All pipes will be replaced. 800 linear ft. One manhole on Lake Shore the rest M. McSweeney makes motion to approve Discretionary Site Development Permit as described D. Smith seconds. R. Burg vote's nay rest of NCPI Board present vote aye 11-1 in favor of motion.

Mission Square Market

6171 Mission Gorge Road

Proposal to allow sale of beer and wine

Steve Rawlings, Alcoholic Beverage Consulting

Passed out handouts. In market where Soup Plantation is. 2500 sq. ft. store. 16 security cameras stored for at least 30 days. Limiting amount of display space for alcoholic beverage. Beer coolers are locked at all times and must show id prior to unlocking coolers. Total of 2 id checks. Wine display behind counter. 750 ml wine bottles (typical bottle). Closes at 11 every night. All employees go thru LED program. Issued a letter of Public Convenience or Necessity from SDPD. J. Wilson asks nearest beer and wine sale. 7-11 about ½ miles away. M. McSweeney thinks it's cool to have locked coolers. M. Adams asks where market is. Near donut shop. Does this require any additional tenant improvement. Store built out already and coolers exist. D. Smith asks if nearer than 100 ft. of residential. Is there marked parking spaces? Will be submitting a parking survey for entire shopping center. S. Grimes asks if hard liquor to be sold. Not currently. M. Adams spoke with City and initial application for hard liquor but City PD refused. J. Wilson concerned about owner selling adding sales. M. Adams asks about hours of operations 6-11. T. Cords ask about minimum purchase (singles/6-packs)? Will be selling singles (24 oz.). T. Cords state selling singles creates a problem. Concerned about parking issues and entrance/exit issues. Sees as trouble. E. Aguilera thinks it's a good thing. D. Smith asks about signing and display. Does not have problem about NCPI making conditions about window area clear. States not more than 25% of window covered with signs. 5 coolers approx. 10 linear ft. Willing to allow for conditions such as not more than 10% floor space dedicated for beer/wine. No comments from community. D. Livingston and L. Murray believe NCPI has gone too far in making conditions for the CUP.

M. McSweeney makes motion to approve CUP with following conditions 1) no more than 5 coolers for beer space, no more than 5 linear ft. shelf space for wine, 3) no alcohol signage permitted on exterior windows, 4) cannot open store prior to 6 am nor close later than 11 pm. D. Smith seconds. D. Livingston votes nay all others present vote aye (11-1 in favor of motion).

Community Group Reports:

- Allied Gardens Community Council - Marilyn Reed: The next Town Hall meeting will be held on Jan. 26th at 7:00 pm at the Ascension Lutheran Church on Zion Ave. The possible topic is Neighborhood Watch.
- Del Cerro Action Council - Jay Wilson: Next meeting Thurs Jan 28th 7 pm Dan McAllister Treasurer/Tax Collector
- San Carlos Area Council - John Pilch: January meeting was cancelled due to rain event. Next meeting March 2nd
- Mission Trails Regional Park Advisory Board: Meeting held on Jan. 5 at the Mission Trails Visitor Center. The development of a Mission Trails Field Station is moving forward. The building permits could be obtained by the end of 2016 and construction may begin in April/May of 2017, as long as all funds are approved for the project. The 5 Peak's Challenge has been a great success. Over 783 hikers have completed the challenge since the program was launched on November 7th. Unfortunately, traffic around Cowles Mountain has not been diminished significantly, according to the Park Rangers.

Future Agenda Items

Old Business Liz to keep updated on San Carlos Rec Center cell tower.

New Business

Adjourn 8:39