

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Wednesday, June 8, 2016

Mission Trails Visitor & Interpretive Center

Mission Trails Regional Park
One Father Junipero Serra Trail
San Diego, CA 92119-1008

<http://www.mtrp.org/vc directions>

navajoplanners@cox.net

Agenda

Call To Order:

- Roll Call of Board Members
 - Matthew Adams (San Carlos) Late March 2017
 - Eric Aguilera (Grantville) not here March 2018
 - Richard Burg (San Carlos) not here March 2017
 - Terry Cords (Allied Gardens) here March 2017
 - Tim Flodin (San Carlos) here March 2018
 - Steve Grimes (Del Cerro) here March 2017
 - David Hardy (Allied Gardens) late March 2018
 - John LaRaia (Grantville) here March 2017
 - Douglas Livingston (Del Cerro) here March 2018
 - **Open (Del Cerro)** March 2018
 - **Open (Allied Gardens)** March 2018
 - Marilyn Reed (Allied Gardens) here March 2017
 - Dan Smith (Grantville) not here March 2018
 - Daron Teemsma (Grantville) here March 2017
 - Jay Wilson (Del Cerro) here March 2017
 - Dan Northcutt (San Carlos) here March 2018
- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted)

Terry Cords – move to modify agenda. We need to adjust the agenda for T-Mobile. Include the 3 options –artificial tree, clock tower (3 similar designs), light towers as proposed before – second by Dan Northcutt
- Approval of the May 11, 2016 Meeting Minutes – **motion to approve by Dan Northcutt, seconded by Terry Cords**

Officers Reports:

- Chair's Report:
- Vice Chair's Report:

Vacant store in Allied Gardens. No action currently and cannot discuss anything.

- Treasurer's Report:– donation; now \$40 – verified by Doug Livingston

Elected Officials' Reports:

- Councilmember Scott Sherman (Liz Saidkhanian):
 Considerable construction on Mission Gorge – emergency work for a piece of road that settled. Closed 2 lanes. Conducting restoration work – 7am – 7pm. Please use alternate routes. No ETA for completion – need to investigate (City of SD)
 Resurfacing – mission gorge, friars to princess view (starting this week)
- Officer John Steffen (Community Relations Officer): jmsteffen@pd.sandiego.gov or by phone, (858) 495-7971: (jmsteffen@pd.sandiego.gov)
 Nothing really to report from commercial side – discusses Graffiti.
 Cut off of home burglaries - there has been an arrest in North County SD that may have been the culprit
- Representative Susan Davis - (Daniel Hazzard):
- Mayor Kevin Faulconer – (Anthony George):
- Assembly member Shirley Webber (Jannell Jackson):
- Senator Marty Block (Sarah Fields):

City of SD Planning Dept. (Seth Litchney):

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

Kathleen Litppet - 23rd of June, the planning commission will hear the from 2 of the medical marijuana cooperatives

- 1) Living green (4x before) and no longer in violation,
- 2) Grantville Green, City have spent a lot of \$\$\$ to shut down illegal operations (resources).

Will Johnson – visiting the collective when it opens – has a card and supports the coop (supports)

Carol Green – there will be (2) dispensaries. Living Greens and Grantville Green. NCPI has already made a decision to not support. City has changed rule for distance and type of park.

Informational Presentations:

Action Items:

Magnolia Science Academy Site Redevelopment, Project 435025 (Ted Shaw is presenter)

Planned Development Permit & Tentative Map to subdivide an existing parcel into 52 lots (Actually 53 – roadway, memorial) and construction 50 single family homes on 8.74 acres located at 6365 Lake Atlin Avenue Theodore R. L. Shaw Senior Land Use Consultant Atlantis Group Land Use Consultants

Storm Water Issues and Environmental -one that cannot be mitigated – paleontological issue – something with grading (just in case something is found during grading). Standard issue

Private Driveway – owned by the people that live in the development – one entrance into

3 types of homes (2 styles for each) – 2 car garage

Memorial will be moved to Lake Atlin and Lake Angela Dr.

Has an underlying residential zoning

Marilyn Reed – no tot lot? – No tot lot

Doug Livingston – interested in slope. Leaving the grade basically the same – there will be new landscaping. Highest slope is like 10' – small 3' cut in the rear to make a small retaining wall.

He is here for our approval and will be going to the planning commission

School Principle (Mr. Serce) in attendance and spoke – Moving the kids to Deanza School. School will stay on site for 1 more year. He supports the project – 450 students (have a waiting list) this is a middle school – one of best in San Diego. Looking for a June 18, 2017 date as the specific date. Will be paying rent on the new school when they move in

Chris Turner – Supports, though is concerned with the (1) entry and (1) exit. Wants to get an additional entrance for safety (possible fire on 2 end houses). Advised him to contact Scott Sherman's office (619.236.6677)

Nellie Tate

Betty Ann Bevnhardt – has a student there. Concerned that the school will be hit with a fine/penalty if the kids are at the school past the day that has been.

Nathan Williams – dean of Students, primarily serve students in our community. Not happy if there was a need to change in the middle of the school year. Many Accomplishments – robotics team, band, engineering team, archery team, partnered with Grossmont College. Would like us to approve that the students stay.

Tracy Healy – PTF Co-chairs. They are a military family and son has special needs – child has been in 5 schools (only in middle school) – doesn't want to have to move schools in the middle of a school year.

Tricia Isaac – Interested in parking code (24hour parking?) – No limit for parking

Phillip Henderson – concerned with not receiving an update or postcard. (Posted on Nextdoor, website, twitter).

Lucas Osborn – 7th grader. Encourage that we allow him to stay for the entirety of the next school year.

Meggan Hurlbuet – speaking from a teacher's side. Don't want to move the class room

Colleen Davidson – haven't heard anything from Fire Department. Wants to be included and wants to know what's going on Mike (Across the street from the driveway) – has not been contacted

Wants it to stay as a school if that what it's zoned for.

Dan Northcut – makes motion to support the project with the condition the school remains open until June 18th, 2017 without financial penalty – Matt Adams seconds the motion.

John LaRaia states the traffic will decrease and supports the motion. Supports having a greater housing supply and there are not many chances to add new single family homes

Doug Livingston – interested in learning if they could add an additional entrance Answer – they will lose 3 homes if they add

Matt Adams – will support the motion

- Matthew Adams (San Carlos) yes

- Eric Aguilera (Grantville) not here
- Richard Burg (San Carlos) not here
- Terry Cords (Allied Gardens) yes
- Tim Flodin (San Carlos) yes
- Steve Grimes (Del Cerro) yes
- David Hardy (Allied Gardens) abstention
- John LaRaia (Grantville) yes
- Douglas Livingston (Del Cerro) yes
- **Open (Del Cerro)**
- **Open (Allied Gardens)**
- Marilyn Reed (Allied Gardens) yes
- Dan Smith (Grantville) not here
- Daron Teemsma (Grantville) yes
- Jay Wilson (Del Cerro) yes
- Dan Northcutt (San Carlos) yes

T-Mobile - San Carlos Rec Center, Project 417126 Project Manager, Karen Lynch, klynchash@sandiego.gov

Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) for a wireless communication facility (WCF) consisting of two new 70-foot tall light standards, each supporting three panel antennas, six Remote Radio Units and one surge suppressor on the sports field at San Carlos Recreation Center. The associated equipment is proposed in a 297-square-foot aboveground enclosure. T-Mobile is also proposing an adjacent 200-square-foot park equipment storage room. The park is located at 6445 Lake Badin Ave.

Jerrold Ploof, Smartlink

Proposing 3 possible options – Light Towers, Eucalyptus Tree, Clock Tower

- 1) Light poles – nobody wanted to hear about this
- 2) 55’ tall Eucalyptus – remove the (2) palm trees and the new tree would be planted where those were. In a fenced area – there are (3) eucalyptus trees in place now (in out from park and recreation)
- 3) Clock Tower – near the entrance to the gym in an unused planter box – equipment would be housed in the clock tower – 10’ x 12’ height is 50’ tall – no separate space to house the equipment – has a location on it for SAN CARLOS RECREATION CENTER

Meggan Hurlbuet – she reminded us that we have the right to deny and do not have to approve. There is no proof that cell phone towers are dangerous, but there is not proof that it doesn’t. She doesn’t want it in our park, or in our community.

Erick Mueller – question on eucalyptus tree– where would the base be and what would it look like. – structure would be bigger than the snack bar – 47’ long x 11’ (20’ for park use). Could you add other provider’s carriers equipment

Brian Yokum – has a young child and lives within 300 feet of the proposed site.

Emma Young-Walker – not supporting the fake tree

Robert Walker – not in support of the tree – asking us, based on the community plan,

Andy Schwartz – lives on Beaver Lake – understands that we need to discuss these things.

Jeff Steichen – concerned with the height of the clock tower – park like setting and putting a fake tree amongst trees

Chuck Carter – opposed to the fake tree. “No To Towers” is his group. In support of the clock tower option – this solution would make him happy and asks us to consider the option

Barbara Carter – not happy with the cell phone trees – companies do not maintain the trees. Supports the Clock

Karren Lynch – City of San Diego – the City will not allow more than (1) carrier on the cities property.

Brian Bangston – does either tower emit more

Tricia Isaac – no to tree

Will Johnson – opposed to any type of cell tower, and interested to know what the lease rate would be – city will determine the rent and use the \$\$\$ for the general fund and park and rec – speculated there would be roughly \$2500/\$k per month

Brian Meyers – wants a 4th option – opt out.

Lorraine Overture – not happy

Jay - Are there other city parks with lights and cell sites – over 30 around the city

Terry – what’s the value to the community – sites on city property (10% goes back to the rec council) – rent a jumper for a party and 10% goes back to the community. Does the equipment make noise – concerned that it may be too noisy in the gym and will there be interference for the other electrical equipment? Who would have to pay to move it in the future – who will have to pay to maintain the clock – is park and rec or T-Mobile. Who is going to maintain the facility?

As far as the noise – there will be ventilation and shouldn’t have noise issues and will need to meet the city noise ordinance. Not concerned with interference. T-Mobile will maintain.

Matt Adams makes a motion that we support the clock tower and T-Mobile has to maintain everything associated so the city is not responsible for any fees associated and that 100% of funds generated will go back to the San Carlos Recreation Center, Steve Grimes Seconds the motion.

Steve will support the motion

- Matthew Adams (San Carlos) yes
- Terry Cords (Allied Gardens) no
- Tim Flodin (San Carlos) yes
- Steve Grimes (Del Cerro) yes
- David Hardy (Allied Gardens) yes
- John LaRaia (Grantville) yes
- Douglas Livingston (Del Cerro) yes
- Marilyn Reed (Allied Gardens) no
- Daron Teemsma (Grantville) yes
- Jay Wilson (Del Cerro) yes
- Dan Northcutt (San Carlos) yes

9 yes, 2 no’s

Subcommittee Reports:

Community Group Reports:

- Allied Gardens Community Council - Marilyn Reed – 7/26 @ Lutheran Church @ 7pm Sue Braun will be the speaker
- Del Cerro Action Council - Jay Wilson – 7/28 and does not have a speaker yet
- San Carlos Area Council - Mickey Zeichick - 7/6 is next meeting @ 6pm at San Carlos Library – possible Marty Block as speaker. Set up a memorial fund for John Pilch and the \$\$\$ will go towards maintaining the flags on Navajo Road
- Mission Trails Regional Park Advisory Board – has not had a meeting, 5 peak challenge (3000 people)

Future Agenda Items:

Special election – Wednesday 7/13 at our normal location.

Old Business/New Business:

Adjourn: