

Wednesday, May 10, 2017
Tifereth Isreal Synagogue
6660 Cowles Mountain Blvd.
navajoplanners@cox.net

Modifications to Agenda: D. Smith makes a motion to request Community Group Reports be moved to earlier in the Agenda while residents are still at the meeting. **MISSING** seconds the motion.

Minutes: Approval of the April 12th, 2017 minutes. **Dan Smith makes motion to approve, Dan Northcutt seconds, Doug Livingston abstains.**

Officers Report:

- Matt Adams – Chair: Del Cerro has an open seat. If you wish to run please ensure to sign into the sign in sheet when attending meetings as you need to attend at least two during the elected term. All new board members need to either attend a community orientation workshop in person or online.
- John LaRaia – Vice Chair: No Report
- Marilyn Reed – Treasurer: \$23, D. Smith verifies.

Elected Official's Reports:

- Councilmember Scott Sherman (Liz Saidkhanian): Preliminary engineering funding for the Alvarado Road realignment project is now within the proposed budget, final approval due to go in front of Council in July. Scott Sherman attended the San Diego River clean up which removed two dumpsters full of trash, parts of 300 alleged stolen bicycles. Next clean up is May 17th and need volunteers. Alvarado Creek should be "legally closed" by June, 2017 which means police will be able to enforce trespassing. SDG&E to hire a contractor to repair median on Del Cerro Road.
- San Diego Police Department (Officer John Steffan): Two violent crimes reported in the Navajo area in April, down from seven the previous month, three home burglaries. The next Coffee with a Cop is on May 30th at 10 AM at the Zion Market, 7655 Clairemont Mesa Blvd.

Public Comment on Non-Agenda Items:

Dick Burson – Lives on Lamda Drive, unhappy with lack of progress SDG&E is making on repairing and maintaining the Del Cerro Ave. median. Asks NCPI to formally submit a letter to SDG&E to request issue is addressed.

David Ege – San Carlos Library will be closed June 12-23 for a systems upgrade.

Terri Cords – Allied Gardens had 32 basketball teams last winter season. Recreation center has activities for both adults and children. Looking for donations for 4th of July fireworks not only for this year but coming years as well.

Unnamed Audience Member – Overhead air traffic noise from Montgomery Field has become notably louder, planed coming in as late as 2 AM. Mr. Jay Wilson comments that you can submit noise complaints to the FAA directly or on the Montgomery Field website.

Community Group Reports:

Community Planners Committee (Dan Smith) – Capital budget requests are now online. Encourages other board members and community residents to attend meetings to make their voice heard.

Allied Gardens Community Council (Shane Haug) – Next Allied Gardens Community Concert is on June 2nd.

Del Cerro Action Council – Voted on Soccer City and discussed Adobe Falls last meeting.

UN-AGENDIZED MOTION (2/3 MAJORITY REQUIRED):

Doug Livingston motions to HAVE THE CHAIR OF NCPI SUBMIT A LETTER TO SDG&E TO ADDRESS THE DEL CERRO BLVD. MEDIAN ISSUE. Motion passes unanimously. (Un-agendized action item required 2/3 majority)

San Carlos Area Council (Mickey Zeichick) – Community gardens are open every Saturday and Sunday mornings. Four dozen dresses were donated to Patrick Henry High students who couldn't afford one for prom. Next meeting is on July 5th to discuss a new charter school proposed at the old Blockbuster.

Mission Trails Regional Park Advisory Board (Marilyn Reed) – May 2nd meeting was to discuss issues with current reservation system at Kumeyaay Lake Campground. May 20th may be last Family Fun Day due to construction activities at the site to construct a new staff facility.

Informational Presentations

City of San Diego (Lisa Lind) – Requests Chair to add information item on NCPI's June agenda to discuss the Grantville Creek Enhancement Plan. The Plan is in the final stages of refining the preferred alternative to mitigate flood risks and increase public access. Shane H. asks how Alvarado Creek Rd. realignment would affect the plan. Lisa responds that the plan takes the realignment into consideration already. A local business owner asks about the triple box culvert underneath Mission Gorge Rd, Lisa responds that an additional culvert box would need to be added in order to accommodate peak flow levels.

Action Items

Soccer City

Board Comments: Lance G. asks if this action endorses project, Matt A. responds that the action simply asks City Council to put initiative on the voting ballot instead of approving themselves outright.

MOTION

John L. makes motion to REQUEST COUNCILMAN SCOTT SHERMAN REQUEST THE SOCCER CITY INITIATIVE BE PLACED ON THE BALLOT FOR PUBLIC VOTE AND NCPI IS CONCERNED THAT THE INITIATIVE PROCESS ALLOWS BYPASSING TRADITIONAL PUBLIC AND ENVIRONMENTAL REVIEW, TERRI C. SECONDS, AMENDED BY LANCE C.

Discussion of Motion: Lance G. wishes to amend motion to add language communicating that NCPI is concerned Soccer City is bypassing traditional public and environmental review processes through the initiative, maker of the motion agrees to the changes. Marilyn Reed asks who is responsible that non-biased information is disseminated during voting process, Matt Adams responds that the City clerk would provide statements from both sides to argue for against the initiative.

Public Comments: Shane H. comments that Soccer City will present to the Allied Gardens Community Council on May 23rd and recommends matter goes to public vote. Joe LaCava encourages the motion to be passed, publiclandpublicvote.com, would like a public debate to discuss and present counter points

to Soccer City, Matt Adams responds that if the signatures are verified then NCPI will consider agendizing a forum. Tim T. asks about SDSU, Nick Stone responds that Goal SD agrees it should go to public vote and says that Ron Fowler is working with SDSU to collaborate with Soccer City. Nick Stone asks maker of motion to specify date of public vote by November 2017, maker and seconder of motion declines request.

VOTE

Motion passes 10 yes, 0 no, 0 abstain

ColRich Residential Project No. 435483

Board Comments: Dan Northcutt asked about relocating ingress/egress through the neighboring gas station. ColRich responds that their due diligence showed this was not feasible. Doug Livingston asks about that soundwall along College and wishes to see the landscape plans, ColRich responds that there will be a CMU wall at back of property line which is 5'-10' from back of sidewalk. Doug L. asks about street trees in cycle issues report, ColRich responds that select tree species were chosen and to specifically address this issue. Doug L. states that he is not concerned about the traffic impacts but rather the ingress/egress and the project location encourages illegal u-turns in the neighborhood, he also states that he typically like in-fill projects but that this is a left-over piece of land due to poor planning in the 50's and is not a good location to develop, finally he points out the Del Cerro Action Council voted against this project 5-30. Marilyn Reed asks about unchecked cycle issues report items, ColRich responds that those are permit conditions that must be addressed after approval. David Smith asks if there is an open space easement recorded on the property, ColRich speculates the item David S. is referencing is in regards to neighboring City owned parcel. Lance G. stated that other uses exist which would benefit rather than harm the community. Lance G. references specific language and goals in Navajo Community Plan that the project is inconsistent with, including: preventing or limiting developemnt in proposed open space areas, slopes and canyons, views and vistas; to minimize grading and preserve natural terrain, preserve maximum groundcover and trees; not limiting the access of vehicles for police and fire protection and other emergency purposes; fire department "not adequate" as is due to area's topography which has created fragmented street pattern requiring longer response times; and in 1987 traffic conditions on College Ave. between I-8 and Del Cerro Blvd was determined to "carry volues that exceed what is desirable for its classificaiton. Terri Cords is concerned about public safety and access for emergency vehicles.

Public Comments: Charleen Owen attended several hearings on this issue, met with the Engineer at the Del Cerro Fire Station to discuss the project, claims the station engineer was unaware of project. Engineer would access project either by driving the wrong way down College or drive down to SDSU to make a u-turn the Engineer stated that it would be "brutal to manage" given the street layout. John Stevenson is concerned about ingress/egress. Robyn C. gas issues with safety and traffic and believes project does not fit into the community. Jim T. has believes existing traffic is an issue and is concerned with the project's impact. Dan T. is concerned with safety and the ingress/egress; also questioned whether project fits into City's Green Intitiatives. Katherine T. states the proposed homes are larger than hers and on smaller lots, opposes a project that proposes homes 8' from her fence line. Minda C. asks if the 440' line of sight from project exit is affected by the sound wall, ColRich responds it does not as it is out of public right of way and down a slope. Minda C. asks if project phasing has changed from previous presentations, ColRich responds that they anticipate land development to occur in one phase and certical construction to occur in two phases, the overall timeline is 1.5-2 years.

MOTION

Lance G. makes a motion that **NCPI DENIES THE PROJECT**, Doug Livinston **SECONDS MOTION.**

Discussion of Motion: John LaRaia sees why there are concerns over the project, wishes to support the project and oppose the motion. Dan Smith states that we must be respectful of the land use, will not support motion. Lance G. acknowledges the issue of housing supply shortage but states that the creation of an small number of single-family homes will do little to address that issue and cannot be justification for this project which will have significant negative impacts on all members of the Del Cerro community. Matt Adams will not support motion for reasons being it is only 24 homes and the impact is non-significant according to the project's studies, San Diego has a severe housing crisis with our children being forced to moved out of the City due to affordability.

VOTE

Motion passes 6 yes, 4 no, 0 abstain