

**Navajo Community Planners**  
**June 13, 2018**  
**East San Diego Masonic Lodge**  
**7849 Tommy Drive San Diego, CA 92119**  
 navajoplanners@cox.net  
**6:30 p.m.**

**Call to Order:**

**Roll Call of Board Members:**

<input type="checkbox"/> Matthew Adams (San Carlos)	March 2019	
• Danny Fitzgerald (San Carlos)	March 2020	
• Richard Burg (San Carlos)	March 2019	Absent
• Terry Cords (Allied Gardens)	March 2019	
• Tommas Golia (Grantville)	March 2020	
• Steve Grimes (Del Cerro)	March 2019	
• David Hardy (Allied Gardens)	March 2020	
• John LaRaia (Grantville)	March 2019	
• Douglas Livingston (Del Cerro)	March 2020	
• Lance Grucela (Del Cerro)	March 2020	
• Stephen Dahms (Allied Gardens)	March 2020	
• Marilyn Reed (Allied Gardens)	March 2019	
• Dan Smith (Grantville)	March 2020	Absent
• David Smith (Grantville)	March 2019	
• Justine Neilsen (Del Cerro)	March 2019	
• Robert Weichelt (San Carlos)	March 2020	

**Modifications to Agenda:** Motion to Table Presentation by SDSU until July NCPI Meeting along with Alternate Plan presentation—David Smith, Chair; Second by Weichelt: **Motion Approved**

**Minutes:** Motion to approve Minutes of May 9, 2018—Dahms; second by Weichelt; **Motion approved—Golia abstains**

**Directors Report**

**Chair:** David Smith—No report

**Vice Chair:** Matt Adams—No report

**Treasurer:** Marilyn Reed-- \$23.00 (cash) verified by Dahms – Facilities Financing Impact Fee Fiscal Summary passed out as of March 31, 2018.

**Elected Official's report**

**Councilmember Sherman (Liz Saidkhanian):** Adobe Falls blight—Councilmember Sherman walked the area to discuss clean-up. Park Master Plan is underway; City staff is holding 10 meetings to

inform public and ask for their comment. The last meeting will be held on June 27. It has been 150 years since the Park Plan was updated. Also, the Councilmember has long term plan for S.D. River Conservancy and is looking into grants. New member of Councilmember Sherman's Staff was introduced—Lisa Scott, will be taking over the San Carlos and Serra Mesa areas.

Additional information at (619) 236-6677 or [scottsherman@sandiego.gov](mailto:scottsherman@sandiego.gov)

**Susan Davis (Zach Bunshaft)**—Handed out the “Davis Dispatch”. Can access information at (619) 225-2040 or [susandavis.house.gov](http://susandavis.house.gov)

**Public Comment on Non-Agenda Items:**

Marilyn Reed's comments on Companion Units are included due to request by Stephen Dahms and approved by David Smith: “In the pictures being passed around, you can see that the Granny Flat being constructed on the front lawn of a residence across the street from my home, not only does it have a roof that exceeds the original home's roof height, but it encroaches on the front yard setback.

The Accessory Unit regulation changes approved by the City council in 2017 exceed what the State mandated and were done to expedite construction of multiple dwellings in single family neighborhoods of San Diego. Encroachment into the front yard setback is not mentioned in either the new or old regulations, only the rear and side yards. Additionally, Allied Gardens and some areas of San Carlos and Del Cerro are in a Multiple Dwelling unit zone. This zone designation allows for two or more units to be built on a lot which already has a primary residence.

On May 22, I addressed the CPC with my concerns. Both the CPC and Planning Commission in 2017 approved the regulation changes with the recommendations that the premises be owner occupied. Why the City Council chose to ignore the recommendations from these groups requires an explanation from our elected officials. The owners of these companion units can charge any rent they wish, as there are no regulations for rent control. How this is considered affordable? Also, the owners are not required to reside on the premises—this is NOT a State mandate. Real estate investors can buy properties and rent both the primary and companion unit(s). How is this benefitting our communities?

These new Regulations are some of the most significant changes to affect single family neighborhoods and at no time were they brought before NCPI, let alone the local community groups for review. There has been a huge surge in the construction of these units. As a planning group we should have had some input to this decision making process, yet we did not. A presentation on the changes to regulations for Granny Flats should be held and elected

officials asked to justify their position. We should invite the communities of Navajo to hear this presentation and comment on it.”

S. Haug—AGGCC will have Councilmember Sherman at the next Town Hall Meeting to discuss these and other issues.

Fitzgerald-suggest NCPI organize a presentation on clarification of “Granny Flat” regulations and the changes which went into effect in 2017.

Terry Cords—Recreation Council changes have affected many of the programs for children in the Navajo area. Jay Wilson, Boy Scouts and Soccer Teams picked up trash around Pershing Middle School at 8204 San Carlos Dr., San Diego.

Jay Wilson—July 4<sup>th</sup> coming up and still looking for funds (short \$9,000)—positive the event will happen despite lack on money. To donate: lakemurrinary.org

### **Informational Presentations:**

Wayne Reiter, Program Manager with the City’s Real Estate Assets Department, gave a presentation on the Montgomery-Gibbs Executive Airport Master Plan Update. The process for the Master Plan began in Jan. 2017 and will take 18 months to complete (not including CEQA) and is currently on schedule. Among items already completed were meetings with the Planning Advisory Committee (PAC) and public. Additionally, economic impact as well as management and waste reduction plans have been finished.

Since recession (2007 - 2009), operation at the airport has dropped off. Now in 2017, the greatest increase in use of the airport has been by single engine planes and is forecasted to continue to increase over the next 20 years. Economic impact is 1,290 jobs with \$75.7 million in employment income and \$179.3 million in total economic activity as a result of the airport. Currently, there is no incompatible land use around the airport that is affected by noise. Maps included in the presentation show recommended preferred alternatives to landing and take-off distances. Website can be accessed for more information at <http://www.sdairportplans.com/>

Questions from Board:

Cords- Planes will fly over residential areas- How will that impact those areas? Noise issue will be looked at during the EIR process. S. Grimes—Great from facilities impact standpoint, but how will it affect residents in Del Cerro? Again this will be evaluated during the EIR process. J. Neilsen commented that this should come back to us after CEQA Review Process is completed. M.Adams: What impacts to Clairemont community? Will expansion plan affect housing in Clairemont? Kearny Mesa is doing an update-Mr. Reiter did not see zoning changing due to airport changes. Grucela: If there is less traffic isn’t this airport sufficient? Current Plan approved in 1984, but there is a need

because conditions have changed. Design standards have changed and require update. Better facilities would improve usage of airport for the next 20 years.

Public Questions:

S. Haug: Will top of Allied Gardens be affected by noise levels? Currently, no sensors there now, but will be evaluated with EIR.

J. Wilson: Landing over Del Cerro is 60 ft. lower? Yes, if all traffic were to follow that, but not all flight plans follow that pattern.

Marcela Escobar-Eck—commented that so many flights are associated with hospitals for this airport.

**Action Item: Community Plan Amendment Initiation Application – PTS 609490.** The All Peoples Church – request approval of a recommendation to initiate an amendment to the Navajo Community Plan to add “church” as an allowed land use. A Planned Development Permit will be needed to allow development that complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone and a Site Development permit also will be needed for property that contains and/or in adjacent to environmentally sensitive lands. Church representative, Marcela Escobar-Eck, discussed the proposal for the property located by College Ave. and Del Cerro Blvd. She also introduced Executive Pastor Kendall. The Church’s motto is “Transforming lives in San Diego”. The organization does a lot of work with students in San Diego.

The Church will have 2 to 3 services each Sunday with attendance of about 200 people per service. They are still working on plans for the structure and exact location on property for the Church. Representatives will return to NCPI in the future, once the plans are formalized.

LaRaia: Motion to approve the initiation of an amendment to the Navajo Community Plan; second by M. Adams.

Comments--

Neilsen-supports motion, but commented that this is a prominent site as an entrance to the Del Cerro Community and for the All Peoples Church to be sensitive to that and incorporate open space—be conscious of the problems with the ingress and egress.

Fitzgerald—will oppose motion, as more housing is needed.

**Motion Approved –Fitzgerald against.**

**Action Item:** Appointment of Robert Weichelt as NCPI representative to San Diego River Conservancy. Motion to approve by Adams; second by Fitzgerald. **Motion Approved by Board**

**Community Groups:**

Allied Gardens/Grantville Community Council—Shain Haug—Next meeting will be July 24 and Councilmember Sherman will be the main speaker-- 7:00 pm, Benjamin Library on Zion Ave.

Del Cerro- J. Wilson—Next meeting will be July 26<sup>th</sup> with a presentation by the “All People’s Church”. The Church is seeking development of a new facility located on the vacant property off College Ave. and Del Cerro Blvd.

San Carlos – Next meeting July 11, 2018

MT Regional Park Advisory Committee- Marilyn Reed—no report, as no meeting held

**Old Business--none**

**Adjourn—8:35 pm**

**Next meeting July 11, August will be DARK, Sept. 12, Oct. 10, Nov. 14, and Dec. DARK**