

# NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

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

**Wednesday, September 12th, 2018**

**Tifereth Israel Synagogue**

**6660 Cowles Mountain Blvd**

**San Diego, CA 92119**

[navajoplanners@gmail.com](mailto:navajoplanners@gmail.com)

**6:30 p.m.**

## Call to Order

## Roll Call of Board Members

- |                                  |                |
|----------------------------------|----------------|
| • Matthew Adams (San Carlos)     | March 2019 Out |
| • Danny Fitzgerald (San Carlos)  | March 2020     |
| • Richard Burg (San Carlos)      | March 2019     |
| • 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 Out |
| • 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     |
| • David Smith (Grantville)       | March 2019     |
| • Justine Neilsen (Del Cerro)    | March 2019     |
| • Robert Weichelt (San Carlos)   | March 2020 Out |

**Modifications to Agenda:** D. Smith asks to present #1 info item to move to end of agenda D. Hardy seconds 13-0 favor

**Minutes:** Approval of the July 11<sup>th</sup>, 2018 meeting minutes – D. Fitzgerald makes motion J. Neilson seconds 13-0 favor

## Directors Report:

Chair: Nothing to report at moment

Vice Chair:

Treasurer: \$23.00 (cash) verified by R. Burg. M. Reed passed out Navajo DIFF fund account sheet. Dan Smith asks if low-income house unit pay same rate as market rate housing Diff (no \$7,650 for market affordable units less).

CPC Report: Dan Smith mentions that agendas and minutes on NCPI website. Asks audience to participate in meetings. City upgraded website and lots of info on the website. Meets on 4<sup>th</sup> Tues each month downtown.

### **Elected Officials' Reports:**

- Councilmember Scott Sherman (Liz Saidkhanian): Resurfacing of Boulder Lake and Highwood to happen soon. Rancho Mission Canyon park broke ground projected one year construction timeline. Thank you to D. Smith, D. Smith, and M. Adams. MTS moving forward with two groups to redevelop site next to Grantville Trolley station. Passed out press release pertaining to water meter issue. Requesting a tree stump removal audit.
- Officer John Steffen (Community Relations Officer):
- Representative Susan Davis - (Zach Bunshaft):
- Mayor Kevin Faulconer – (Darnisha Hunter):
- Assembly member Shirley Webber (Lee Hernandez):
- City of SD Planning Dept. (Lisa Lind): Training at development service 9/20 from 6-8 offered most years on project reviews. CEQA training in Oct.
- Senator Toni Atkins (Ryan Trabuco):

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

Councilmembers Barbara Bry and Scott Sherman in attendance.

Mosha lives in neighborhood. Navy vet, testing methods pertaining to catastrophic wildfire. Needs to be done municipal method. No active management not working. [Treeculture@gmail.com](mailto:Treeculture@gmail.com). Simple ecological and economical conditions.

David Eg – San Carlos Library: See handout

Terry Cords – Chair Rec Council AG and SC Councils. Tot lot project started at Rancho Mission (see above). Field rehabs at Lewis, Skunk Hollow, and Dalliard. Oct 14 start date. Targeting additional fields and parks for rehab. Including Princess Del Cerro and Tuxedo. Crusader soccer started last Sat. Flag football and volleyball underway at Rec Centers.

### **Informational Presentations:**

#### **AGGCC ADU Ordinance Language- Shain Haug (10 minutes)**

The AGGCC will give a brief presentation regarding their suggested modifications to the ADU Ordinance for NCPI's consideration and discussion.

Allied Gardens, Del Cerro, and San Carlos developed as single-family neighborhoods. Some additions but ad hoc but remains a single-family residential owner occupied neighborhood. Current 2017 law overrides Cities zoning laws. Under state Law (granny flats/companion units), it should have come before the community planning groups. We should have considered several things. Lowered development fees for these units. Next step is development of standard plans to minimize development cost. Net prefabricated units will be developed and thus more affordable and attractive for homeowners. State law requires one unit to be occupied by owner. No state restriction on where located on the property (a substantial change to the character of our neighborhoods). Ordinance should include homeowner occupancy and units located at back of property. Would like to see NCPI bring back up to the Community again and include suggested modifications. D. Smith states we need to get involved. Discusses Ordinance 141.0302. Code monitoring team meets monthly (4<sup>th</sup> Tues) and is discussing this ordinance. Need to get in on the process early. Willing to help. Need to be proactive. Shain states Place to start is the NCPI. J. Nielsen on city code monitoring team (review of language only). City clarifying companion cannot encroach into street side area of house (need rear yard setback). Owner occupancy issue city tried to incentivize the ordinance so people build units. Likely require city council approval to change policy decisions. Supports change to side yard to back yard but not owner-occupied. D. Hardy understand owner-occupancy language but does not support it. M. Reed understands D. Hardy's position but ownership may change and new owners may not be mindful of the local community. This policy change adds a little more insurance that the person building the unit has an interest in the community and neighborhood. D. Fitzgerald understand ownership language but it may discourage the building of these units. Frustrated with some who think all renters/granny flat owners are going to be bad people and finds offensive. S. Dahms states there has to be limits to prevent ghettoization. Shain states family trust (family member renting granny flat) so renter would be owner occupied. Audience member thinks it an extension of mini dorms and Abnb if owner occupancy language not in ordinance. Audience member states language change would not require or lessen building of companion units. Owner occupancy only way to guarantee renters are going to be good neighbors (responsible renters). Matt Kostrinsky believes there is middle ground. Home ownership rights. Figure out a compromise. A great neighborhood need to figure out a way that people can afford to rent in area. J. Wilson came up in 2003/4 (granny flats). Residents said they needed to be in backyard and owner occupied. Has a feeling position of community has not changed. CPC and Planning Commission suggested owner occupancy years ago. T. Cords believes here is a happy medium and supports Shain.

Is subcommittee needed to vet what community wants? D. Hardy suggests hearing from City Staff (Edith) in November and then decide how to proceed. S. Grimes agrees. M. Reed states purpose of subcommittee to investigate issue further and discuss with community and sees no reason not to have people work on this now. M. Reed makes motion to establish NCPI subcommittee for companion units Dan Smith Seconds. D. Hardy would like to join. 12-0 in favor (L. Grucela left meeting prior to vote).

### Action Items:

#### **Hanover Residential West PTS#608803- Eric Kenney**

Neighborhood Development Permit for in-fill development in the Transit Priority Area to transfer density & FAR from one parcel to another for a 5 story multifamily residential building with 383 units and associated accessory use at 6161 Fairmount Ave.

Twain/Fairmont Site Development permit applied for. Site is 10.4 ac. within 270 ac. (757 total units) Grantville rezone area. Process 1 approval (reviewed at staff level). Because complied with applicable supplemental development regulations. Decided to do 2 separate projects (completely separated communities and garages). Lot-Tie agreement in place. Wishes to unbundle two parcels (site development permit filed). Open space between the two communities. Cannot be seen from street. D. Livingston asks why city requiring to put parcel 1 & 2 together? D. Hardy disappointed City did this now locking up a 1 ac. parcel into a parking lot. C. Neilson is it a process 3? (Reduced to process 2). T. Golia worked on project in the area and states the adjacent office to continue to use the parking lot. M Reed ask about architecture. Is Kaiser parking structure right by parcel 2? Views facing north will face Kaiser building. Audience member asks difference in density between parcel 2 & 3. L. Grucela understand nothing changing effectively but what was the business reason? Taxes and maintenance! Dan Smith makes motion to approve request. Recommend approval of site development permit to allow for a density transfer and removal lot tie agreement. S. Grimes second. 12-0 in favor S. Dahms abstains.

#### **Discussion/Appointment of NCPI ADU Sub-Committee**

NCPI sub-committee to work with the community to formulate modifications to the ADU ordinance, which shall be presented to the CMT and/or CPC.

#### **Discussion/Appointment of NCPI Sub-Committee for Mission Valley Community Plan Review**

The City of San Diego is requesting comments to the recently released Mission Valley Community Plan, which are due by Nov 13<sup>th</sup> 2018. NCPI should consider a sub-committee to review the plan and provide NCPI with comments pertaining to how traffic will be affected along Friars, Zion & Camino Del Rio.

[https://www.sandiego.gov/sites/default/files/complete\\_plan\\_for\\_web.pdf](https://www.sandiego.gov/sites/default/files/complete_plan_for_web.pdf)

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City requested to give comments and modifications with Nov 13 deadline for comments. Does NCPI wish to comment? Dan Smith happy to help. City going really fast. Nothing from Qualcomm to east. Connectivity problem especially if Qualcomm is developed. Suggests working on the mobility (traffic flow) aspect due to time. J. Neilson happy to help. David makes motion to create NCPI community plan review subcommittee to look at whole involving both D. Smith and J. Neilson. D. Fitzgerald makes motion L. Grucela seconds. 13-0 in favor.

#### **Discussion/Vote on Soccer City Initiative**

Consideration of Citizens' Initiative Measure, "San Diego River Park and Soccer City Initiative," as approved by the San Diego City Council on 7/30/2018 for Placement on the November 6, 2018 Municipal Special Election Ballot, and Related Actions Regarding Ballot Materials. L. Grucela states problematic to have this go thru ballot. Offensive to ignore the CEQA process. S. Grimes best use not for soccer city but SDSU. Councilman S. Sherman – here to say he supports soccer city pays tax dollars, selling 79 leasing res of land generates funds. No taxpayer dollars. SDSU no property tax collected. 2,500 pages for Soccer City vs 13 pages for SDSU. River Park funded for 99 yrs., soccer team is huge. Generates enormous amount of economic activity. Stadium upkeep not being paid with SDSU dollars. J. LaCava appreciates hosting him. Numerous organizations support no on Soccer City. 6 planning groups have taken position (See

handout). Vote in solidarity with other planning groups. Councilwoman Barbara Bry Reps Dist. 1 (UCSD included) Chamber of Commerce lead effort. Background in business and real estate. Read soccer city initiative. Early opponent against soccer city. Sierra Club, Lincoln Club oppose soccer city. No guarantee of park, no CEQA, No public process. Education is best investment. City could be on hook for millions of dollars in environmental cleanup, no guarantee of MLS team. MLS team loses money each year need real estate to make money. Shain initiative process wrong way to develop public property would like to see both proposals voted down. T. Cords agrees. Audience member states traffic funding along Fairmont is not to mitigate traffic in important points. Impact on Fairmont traffic

### **Discussion/Vote on SDSU West Initiative**

Consideration of Citizens' Initiative Measure" SDSU West Campus Research Center, Stadium, and River Park Initiative," as approved by the San Diego City Council on 7/30/2018 for Placement on the November 6, 2018 Municipal Special Election Ballot, and Related Actions Regarding Ballot Materials.

D. Fitzgerald – opposed to initiative process, not gone thru proper process. Way too vague proposal. Should not support an initiative that is not funded. S. Grimes SDSU is an economic drive in community. SDSU has 280 acres (160 at Qualcomm). SDSU built out infill projects much more expensive. A long-range proposition and only use that makes sense. SDSU agreed to do full CEQA process. Where can SDSU grow, the Q the only site. S. Dahms amazed SDSU has not developed data on enhanced research economics. Ken Moore (Friends of SDSU Steering community) a very large coalition involved (see handout). Numerous groups in support. SDSU west the best possible use of the Q. Councilwoman Barbara Bry – one her most important votes of a lifetime. Education the best use of this land. SDSU turns away qualified students due to space. All initiative does to is allow negotiations with the City of SD. Encourages to vote yes. Councilman Scott Sherman – economic impact will continue with or without a stadium. SDSU will have home wither way at the Q. Friends of SDSU just a developer who opposes the Soccer Stadium. S. Haug - elected officials failure to move process forward is not valid reason to turn to initiative process. Let SDSU and Soccer City bring plans to community and/or city and work there not an initiative. Audience seconds S. Haug comments states there are a number of unanswered questions. This initiative not the best way to advance SDSU. Does not feel good about supporting. T. Cords will vote no on both. Bring SDSU/FS/Other in together to develop the property.

**NCPI, as a whole, will not be voting on one ballot initiative over the other. The votes will be on each Ballot Initiative standing alone.**

### **The result of the separate votes may be:**

- 1. Majority support for one Ballot Initiative over the other**
- 2. Majority support for both Ballot Initiatives**
- 3. Lack of majority support for neither of the Ballot Initiatives.**

<b>NCPI Member</b>	<b>Soccer City Initiative</b>	<b>SDSU Initiative</b>
Matthew Adams (San Carlos)		
Danny Fitzgerald (San Carlos)	N	N
Richard Burg (San Carlos)	N	Y
Terry Cords (Allied Gardens)	N	N
Tommas Golia (Grantville)	N	N
Steve Grimes (Del Cerro)	N	Y
David Hardy (Allied Gardens)	N	N
John LaRaia (Grantville)		
Douglas Livingston (Del Cerro)	N	N
Lance Grucela (Del Cerro)	N	N
Stephen Dahms (Allied Gardens)	N	Y
Marilyn Reed (Allied Gardens)	N	N
Dan Smith (Grantville)	Y	Y
David Smith (Grantville)	N	Y
Justine Neilsen (Del Cerro)	N	N
Robert Weichelt (San Carlos)		
	12-1 Opposed	8-5 Opposed

**Community Group Reports:**

- Allied Gardens Community Council -
- Del Cerro Action Council – 10/22/2018 7 pm SDSU president to speak about stadium initiative and adobe falls.
- San Carlos Area Council – 11/07 next meeting.
- Mission Trails Regional Park Advisory Board – See handout

**Old Business**

**New Business**

October 10th Pending Agenda Items:

**Riverdale Site Development Permit #612608**

**Adjourn:** 2108 hrs.

**Meeting Calendar:**

February 14 March 14 April 11 May 9 - June 13 - July 11

August - DARK Sept. 12 Oct. 10 Nov. 14 Dec. - DARK