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**May 12, 2021 Minutes**  
**By Video Conference**  
[navajoplanners@gmail.com](mailto:navajoplanners@gmail.com)  
**6:30 p.m.**

Call to Order: May 12, 2021 @ 6:30 p.m.

**Roll Call of Board Members:**

- Mike Murray (San Carlos) March 2023
  - Danny Fitzgerald (San Carlos) March 2022
  - Robert Weichelt (San Carlos) March 2022
  - Tamar Caspi (San Carlos) March 2023
  - Cory Lashell (Grantville) March 2022
  - David Smith (Grantville) March 2023
  - VACANT (Grantville) March 2023
  - Tommas Golia (Grantville) March 2022
  - VACANT (Allied Gardens) March 2022 (Balance of Term)
  - Marilyn Reed (Allied Gardens) March 2022
  - Shain Haug (Allied Gardens) March 2023
  - Dana Cole (Allied Gardens) March 2023
  - Abel Santana (Del Cerro) March 2023
  - Brian Gile (Del Cerro) March 2023
  - John Hoy (Del Cerro) March 2022
  - Lance Grucela (Del Cerro) March 2022
- 0 -Absent  
0 -Excused

**Modifications to Agenda and Approval of the Agenda as Modified:**

No motion to modify. Motion to approve the agenda by Cory LaShell, seconded by Mike Murray 11/0  
AIF The agenda is accepted.

**Minutes:** Approval of the minutes of the April 14, 2021 meeting with modification to correct an inquiry made by Lance Grucella relative to the status of an updated All Peoples Church submission moved by Lance Grucela, seconded by Brian Gile 11/0 AIF. The motion passes.

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

Tamar Caspi. A follow up on her suggestion that the Board be an advocate for neighborhood groups and for a Board member from each neighborhood to be a liaison with such groups to keep up the relationship and to ensure continuity and to prevent “what has happened in the past” from continuing and to ensure some overlap between NCPI and each such group. David Smith agrees that something of this type could be opened for discussion. David Smith refers her to Mark Schulze regarding contact with San Carlos. Mark Schultze comments that he has not been contacted but will begin the exchange.

Brian Gile. To add to Ms. Caspi’s comments, he attended Voice of Del Cerro to attempt to reach out.

**Elected and Public Officials’ Reports:**

David Ege, San Carlos Library. No update on new services but they are preparing for folks return to in-person literary pursuits. The County Water Quality Control Board has agreed to close the case on the adjacent lot. Much clean up to do leading to the city purchasing the lot. Soon should begin fund raising. Has had meetings with the Councilmember’s office in this regard.

Sanna Loando, Council District 7. Reporting back on some outstanding questions: The park and ride at the Grantville parking station is closed through Fall 2023 and folks are being referred to the 70<sup>th</sup> Street station. The traffic rerouting at Twain/Estrella has been terminated with the completion of the water/sewer project. The fire off Mission Gorge/Princess View was resolved and the cause is under investigation. The Rancho Mission Canyon playground is closed as a part of the upgrade and warranty repairs until no later than Memorial Day. The districts had budget review committee and town hall meetings and the May revise will be out next week. We had a District 7 Town Hall on the question and have received a lot of feedback. Next meeting May 17, 2021. What we are seeing in the budget is a lot of homelessness investment, youth programming this Summer, restoration of staffing, but cuts in library hours, no money in the budget for sidewalk repaving, and reduced Arts & Culture. John Hoy asks about an article in the U-T on Arts & Funding noting that District 7 is the lowest on this funding. Ms. Loando comments that the Mayor has proposed giving funds to each district. There is discussion of increasing the Arts & Culture and she will look into how the Mayor’s funding is to be divided among the Districts.

John Steffen, SDPD Community Relations Officer. All stats are for the past 30 days and cover all of the Navajo area:

Violent Crime: 6

Property Crime: 80

Commercial Burglaries

Residential Burglaries

Vehicle Thefts 13

Shoplifts

Thefts from a Vehicle 38

Theft cases

Arrests: 70

Cites: 76

With the approach of Summer folks tend to leave windows and doors open so be sure your home is secured to avoid the uptick in home burglaries. Marilyn Reed asks about the Adobe Falls Road, seems there is a lot of violent crime in that area. Officer Steffen comments that this is an issue in part because of the transitory nature of the population and the proximity of the freeway. Most of the issues arise in the parking lots rather than in the adjacent open areas. Alejandro Diaz asks about the reduced number of vans and RVs and asks if that is that the result of corrective enforcement. Office Steffen says he has ongoing selective enforcement of this matter.

**Upcoming Events:**

None mentioned

**Directors Reports:**

Chair. Requests have made to the DSD regarding digital renderings of the new Grantville Trolley Station development, reminding the DSD that the NCPI is following the matter closely for its potential adverse imposition on the area.

Vice Chair, Brian Giles. Attended the CPC meeting. The main issue regarded short term rentals throughout the city. Much discussion on fees, enforcement, and the like. Discussion of the inadequacy in general of code enforcement officers. Some discussion of whether the meetings required on a project reduce the relevance of the local voice through the community planning groups. The park group gave a presentation looking for the community planning groups to support their initiatives. John Hoy asks about the parks group in that he was told that a presentation to another CPG there is a disparity in DIF and that the parks group has the intention of balancing DIF from better funded community planning groups. Brian Gile says no, but the group has concern with the current points system for allocation resources. John Hoy comments that he would be concerned with any funds leaving from a CPG, Navajo in particular.

Treasurer. \$27.00 (cash) verified by popular acclaim. It will be delivered to Tifereth Israel Synagogue when in person contacts allow. (The Secretary comments that this amount varies, up and down, by a couple of dollars each month). The Board has about \$94.00 on the city reimbursement list for the Zoom meetings.

**Action Items:**

None

**Informational Presentations:**

Avarado Creek Apartments – The Pacific Communities. Darren Berberian and Michael Henrich. 285 rental units at 5901-5913 Mission Gorge Road. This is an informational report in that this is a Process Two “by right” development that requires only ministerial approval by the city. Pacific West Communities is the developer. The company has been around since 1988 with a broad range in services in property development and management specializing in affordable housing with over 10,000 units and 5,000 in development. As to this project, has made a recent update proposal as a modular project, 100 affordable with rents from 30% Average Median Income to 80% AMI financed with 4% tax exempt bonds. 3.84 acres building on 2.03 acres, with 227 units broken into 54 studios,

54 one bedroom, 59 two bedroom, and 6 three bedrooms. There will be 100 parking spaces, parking for bicycles, bike share facilities. The developer gave and extension description the physical aspects of the building using drawings and renderings. The property will border the Alvarado Creek that runs through the property and that area will be highly developed. The developer showed the plans for the building that were developed to have restoration of the creek and no adverse effect on the creek. There will be a creek path. The development It will have ground floor parking. The modules are constructed off site and assembled on site. The environmental review with DSD is ongoing including all of the aspects of this question and the developer then will have better understanding of what is required by the city. As much as possible the developer is following and carrying out the Alvarado Creed restoration plans and revitalization study. Almost  $\frac{3}{4}$  of an acre of restoration work.

Questions were posed and answered :

Brian Giles. Regarding an AMI percentage, how does this work? Given the local AMI the rents will be in the 30% to 80% range. As to the community or open spaces, the outside areas with community access, the river – how is that maintained. As to the river it is hoped that the restoration will bring it back to natural and no further action will be required. The developer did not a

Tommas Golia. What is the egress/ingress for cars? The developer showed the single entrance area off Mission Gorge.

David Smith. Asks about the pedestrian access and Is there any retail?. All residential, do not intend any commercial in that there is really no space on the Mission Gorge frontage for the same.

Tamar Caspi. How many parking spaces? None are required because this is affordable housing but they provided 100 spaces. Ms. Caspi comments that the number of spaces is insufficient. She asks about the bridge over the creek to the trolley stations. The developer says that the bridge is in the future. She asks if there will be a right turn only out of the complex? The developer says it is intended as a right turn only. She asks if more of the creek will be worked on. The developer says that the rest of the area is owned by several property owners with a more complicated process involving all of them to carry out the creek rehabilitation. She asks about the other side of the creek that is owned by the developer. They say that they can only work on the property they control. She repeats, what about the other side of the creek. They say it will be vacant and left alone for the time being. She comments about the volume of traffic on the street and how will they deal with the homeless persons. The developer will depend on the use of the area by legitimate tenants. She asks, what kind of security will be in place? The developer says there will be two on-site managers. She again raises the issue of ingress/egress as not sufficient.

Cory La Shell. He comments on how this project brings much needed housing but he has concerns about a portion for which there is not immediate plan. The developer says that that area on the other side of the creek must wait until the entire creek area is underdevelopment but no building will ever go on the portion. But the developer is willing to grant the property to a non-profit to allow the development. He asks about the Process Two. David Smith answers that this is a decision solely of the Planning Department because it complies with the zoning plan. Unfortunately the creek revitalization is not a part of the 2015 plan revise and work on the creek is not required of a Process Two.

Mike Murray. He wishes to echo the concerns about the traffic and right turn only that the right turn only will not solve the left turn issue. He would like to know more about the results of the traffic study. The developer will circulate it traffic report to the NCPI.

David Smith. On the far east there is an easement access for sewer maintenance truck program.. Will the project be before or after the development. Will this be used a pedestrian free? The developer

says it will be bollard secured and only authorized vehicles will be allowed. David Smith comments that this could be some sort of pedestrian access across the river even if it goes through the property. Tamar Caspi.

Dana Cole. She comments on her prior work as a social worker. Low income does not mean “no cars” and the parking is a serious issues. With this there will be 545 low income units with no access to the trolley station. The community does not trust a “mythical bridge.” The developer will look into this. She asks how do you determine the amount of parking? The developer says it is not required to provide for parking so they did as many as they could reaching 100 spaces. She says how can that be allowed. David Smith comments that this is the zoning rule. The developer comments that the residents will have to accept that limitation and to accept alternate means of transportation. Tamar Caspi comments on the huge number of low income units in the Grantville area and did we get there. David Smith comments on the 2015 revise planned for high density and that includes low income housing and mentions that this should be a matter for a future discussion of how it came to be.

Steve Dahms. Has question relating to the developer’s responsibility to monitor water quality. The developer will treat storm water on-site before it flows into the creek.

Doug Livingston. Asks about the building height. The developer says 80 feet on Mission Gorge along the creek 21 feet with the courtyard deck. He asks what security will be in place for the open areas of the property. The developer agrees that there will be oversight of the area such as the trail on other areas open to the public. He comments that the developer ought to begin developing a plan for the use of the area on the other side, southern portion, of the creek as a matter of leadership for the entire area. Doug asks about the open space. Doug asks about the retaining wall that goes along the creek and that it will be a prime graffiti project and how the project will figure out how to deal with this issue.

Lisa Lind. David Smith asks her to speak on the creek revitalization plan and the annual housing inventory reports. The information about permits and affordable units on the Planning Department’s websites. She says that the developer has been responsive to staff comments.

David Smith. In conclusion we thank the developer for the informational report and hope that the developer will keep the NCPI consideration in mind with specific comment on the creek.

#### **NCPI Sub-Committee Reports:**

NCPI CIP Sub-Committee. David Smith. We have about \$5.9 million in reserve. The money can only be spent of the matters contained in the Facilities Financing Plan. We have the following at the top of the list: The Rancho Mission Children’s Play area, the San Carlos Library, the Alvarado Canyon Road Project. The items of the Navajo storm drain, the Audible signal on Navajo and Bisby Lake, and the SD Mission Road sidewalks are all funded with DIF without our input. There is quite large amount coming from the development in Grantville. He proposes that our DIF account should be allocated with what is available rather than reach to the future. We have \$5.9 million we have already allocated much of this. We should be use the DIF that will bring in more DIF. The city will want to hear from us by early July and we should have discussion of this next meeting. The subcommittee consists of David Smith, Lance Grucela, Danny Fitzgerald, and Doug Livingston. David reviews some of the prior considerations and where the emphasis has been and what led to the priorities of the use of the money.

Marilyn Reed. There has been much discussion of the improvement of the recreation center and the fact that with the high density development in Grantville will be used by that facility.

David Smith comments that this is the kind of input we need.

**Community Group Reports:**

Allied Gardens/Grantville Community Council. No report

Voice Del Cerro: David Smith on behalf of this group. Ellis Clay is a representative they have had their first meetings, reaching out develop a range of contacts. Contact the group at voiceofdelcerro@gmail.com

San Carlos Area Council. Mark Schulze comments that the San Carlos that they have been doing Zoom meeting. Their most recent meeting featured Dagmar Mitcalf the weather lady and animal ambassador from the Zoo. Next meeting will be May 19, 2021. We have been working to getting the new library going. We will be getting a presentation from the new Navajo apartments but Nicolosi's will be closing soon. The Council now meets the third Wednesday each month.

Mission Trails Regional Park. Marilyn Reed. The advisory group met on May 4, 2021. There was much discussion of a bridge at the area where the young man did crossing the river. The city reported that it could be done by either private or public funding. With public funding the city public works would be the lead in development. If private it would be the choices of that group. They have a time line laid out for all phases of the development. The parents of the decedent have begun a search for the design and have come up with several choices balancing cost, maintenance, and maintenance. They have a tentative cost and already potential sources of funding. The committee approved the recommendation for the project to go forward.

**Additional and Final Public Comments:**

Cory LaShell. Should we schedule an action item on the project to the city. The Chair will draft a letter and circulate it for consideration at the next meeting.

**Old Business:**

None

**New Business:**

Navajo CPG Election Sub-Committee for the vacant seats for Grantville and Allied Gardens. Committee of Dana Cole, Lance Grucela, Danny Fitzgerald.

**Adjourn:** 9:03 p.m. The next meeting will be on June 9, 2021

**Meeting Calendar 2021:**

January 13<sup>th</sup>, February 10<sup>th</sup>, March 10<sup>th</sup>, April 14<sup>th</sup>, May 12<sup>th</sup>, June 9<sup>th</sup>, July 14<sup>th</sup>, (August Dark), September 8<sup>th</sup>, October 13<sup>th</sup>, November 10<sup>th</sup>, (December Dark)

**Public Attendees and Presenters:**

Members of the public who attended the meeting (only those who gave their full names have been listed):

Alejandro Diaz  
Anthony Cotts

Bob Jagla  
Darren Berbrian

David Ege  
Doug Livingston

Dylan Aste  
Eric Ruby  
Jim Seltzer  
Lisa Lind, City Planner  
Michael Heinrich  
Pam Cotta  
Sanna Loando, District 7  
SDPD Officer Steffen  
Steve Dahms  
Lisa Stein  
Mark Schulze, SCAC  
Danielle Smith  
Dan Tomsy  
Cynthia Wootton  
Vince Outlaw