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**March 9, 2022 Minutes**  
**By Video Conference**  
[navajoplanners@gmail.com](mailto:navajoplanners@gmail.com)  
**6:30 p.m.**

**Call to Order:** March 9, 2022 @ 6:43 p.m.

Instructions for participation by the Chair relative to participation in the Zoom format and appreciation for your attendance

**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              |
| • Chris Galuppo (Allied Gardens) | March 2022              |
| • 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 Late Arrival |
| • John Hoy (Del Cerro)           | March 2022              |
| • Lance Grucela (Del Cerro)      | March 2022              |
| 1 -Absent                        |                         |
| 2 -Excused                       |                         |
| -11 in attendance                |                         |

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

Motion to approve the agenda by Danny Fitzgerald , Seconded by Lance Grucela 10/0 AIF The agenda is accepted.

**Minutes:** Approval of the minutes of the February 9, 2022 meeting of the Board of Directors. Motion to approve by David Smith, Seconded by Lance Grucela 10/0 AIF The motion passes.

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

**David Smith.** Inquiry by the Chair regarding receipt of the agenda from the City Who is receiving and why. Lance indicates that it appears to come from the Planning Department and the Chair will follow up.

**Mark Schultz.** The San Carlos Area Council will meet every other month beginning in person after the next and last Zoom meeting. The first in-person meeting at the library with the Councilmember and then back to Zoom because of Omnicron. Working on signage to make the area near Patrick Henry safer. March 5, 2022 the meeting will be in honor of immigrants from Ireland and featuring St. Patrick's Day.

**Danny Fitzgerald.** The Lake Murray fireworks festival is back through community support and funding. The event will be supported by community donations and support of local businesses.

**David Ege.** San Carlos Library is getting back in operation with outdoors story time, the next will be on March 12, 2022. We have an art display in the community room. The Friends had a recent book sale with another coming up On April 9, 2022 they will bring back the robotics activity with five teams in competition and demonstrations by the SDPD.

**Dan Tomsky.** Inquiries about the status of the Navajo Road multi-family affordable housing project. Mark Schultz comments that it will be a couple years still before ground breaking.

**Elected and Public Officials' Reports:**

**Sanna Loando, Council District 7.**

Council legislative actions:

Approved an ordinance on Feb 28, providing policy direction related to implementation of the **Commission on Police Practices**, and directing the City's management team for labor relations to meet and confer. Councilmember Campillo amended the ordinance to strengthen the definition of "investigation", expand the qualifications of potential commissioners, and ensure the community has a chance to advocate directly to the City Council on potential nominees.

Approved an ordinance on March 1, related to business regulations for **sidewalk vending**. The ordinance establishes a permitting system that recognizes the micro-businesses' role in the city's economy while restricting access to beach and tourist areas. Additionally, it lays out enforcement and education practices and creates entrepreneurship zones. Councilmember Campillo amended the ordinance to update the penalty system, with the lowest level of a fine being replaced with education.

Councilmember Campillo joined Mayor Gloria, MTS Chair Nathan Fletcher and Affirmed Housing on February 14 for the groundbreaking of ShoreLINE Apartments. This development will bring 126 affordable units to the Grantville community, and construction is estimated to take 20 months.\Staff in the Traffic Engineering Division evaluated Wandermere Dr and adjacent streets by Patrick Henry High School for traffic calming, as requested by the Council District 7 office. The results of their study did not support additional traffic calming elements other than the stop signs and V-Calm signs currently in place, but the request for additional periodic SDPD enforcement along this segment has been reinforced.

Councilmember Joe LaCava who is bringing forward proposed changes to Council Policy 600-24 on Community Planning Groups, will present his revised proposal as an information item to the Land Use and Housing Committee on March 10, at 1pm. No vote will be taken, the item is solely to provide the Committee with an update and solicit feedback. The agenda is available here: <https://onbase.sandiego.gov/OnBaseAgendaOnline/Meetings/ViewMeeting?id=4910&doctype=> The Engineering and Capital Projects Department will be bringing forward proposed changes to Council Policy 800-14 that stipulates how projects in the Capital Improvements Program (CIP) are prioritized. They are requesting the public's feedback through an online survey that is available here: English Survey: <https://www.sandiego.gov/PrioritizingCIPSurvey> Spanish Survey: <https://www.sandiego.gov/PrioritizingCIPSurveyESP>

The Planning Department will be bringing forward a proposal to revise the current system of community-specific Development Impact Fees (DIF) to create a Citywide pool where investments can be more intentional, fund larger projects faster, and create a long-term funding source for needed infrastructure that ensures continued investments even in times of non-development in a particular geographic area.

A virtual workshop to learn more and provide feedback on the proposal will be held on March 10, at 6:30pm. To register, visit: [Build Better SD Workshop Registration Form | City of San Diego Official Website](#) The Planning Department also has a [survey](#) on their website.

**John Steffen, San Diego Police Department Community Relations Officer.** He leave the post as the Community Relations Officer to move on to an unit under the Department of Homeland Security emergency response position. He will be replaced by Officer Robert Raynor [rraynor@pd.sandiego.gov](mailto:rraynor@pd.sandiego.gov)

Here are the stats for the last 30 days in the Navajo area.

Violent Crimes: 8

- 2 sexual assaults

- 1 robbery

- 2 commercial robberies

- 1 residential robbery, 2 assaults.

Property Crimes: 90

- 43 thefts from vehicles,

- 3 commercial burglaries

- 8 residential burglaries

- 20 larceny cases

- 16 vehicle thefts.

John Steffen

Community Relations Officer

SDPD Eastern Division

(858) 495-7971

**Jawad Al Baghdadi, 53th Congressional District.**

In district:

Rep. Jacobs Joined the San Diego Foundation to congratulate the latest participant in the San Diego Black Homebuyer Program, a program which helps address the inequalities in home ownership.

Rep. Jacobs visited Sharp Grossmont to deliver meals to ICU nurse, doctors, and staff to show appreciation for their continued work and sacrifices

Our office participated in the annual Point-in-Time homeless count. Congresswoman Jacobs and I were up early in the morning counting in El Cajon this year

Our office hosted a virtual town hall with Senator Alex Padilla to talk about the benefits that the infrastructure investment and jobs act will bring to San Diego, as well as the importance of making childcare more affordable.

This past weekend, Rep. Jacobs took part in the annual Civil Rights Pilgrimage and walked across the bridge that the late Congressman John Lewis did during Bloody Sunday

In DC:

Last week was also the state of the union address. Rep. Jacobs was glad to have Courtney Baltiyskyy as her special guest. Courtney is an advocate for affordable, accessible childcare in San Diego. She is also a former Peace Corps Volunteer in Ukraine.

The Congresswoman serves on the House Foreign Affairs Committee and the House Armed Services Committee. She has been very involved in talks with the administration about what is going on and how we can ease the suffering of the Ukrainian people.

Congress right now is working on passing FY2022 spending bills as well as starting the process for FY2023. Community project funding”

**Marc Shaefer, Office of Supervisial District 2.**

Currently, there is a \$45 billion surplus in the State budget. According to the State's Legislative Analyst Office, using 15% of this surplus (or roughly \$6.8 billion) can lower gas prices across the State by 51 cents per gallon. Survey Link [SIGN MY PETITION](#)

Last fall, Supervisor Anderson and Vargas introduced a board letter that allows for 'Microenterprise Home Kitchen Operations', or MEHKOs. I am excited to share that the Department of Environmental Health and Quality is now accepting applications for MEHKOs! To learn more, visit the MEHKOs landing page on the County's website. You can also direct MEHKO public inquires to our dedicated program email [FHDMEHKO@sdcounty.ca.gov](mailto:FHDMEHKO@sdcounty.ca.gov) and our food program duty specialist can be reached via phone at (858) 505-6900.

Team Anderson woke up at 4 AM for the annual “We All Count” Point-in-Time Count, joining hundreds of volunteers across the County in collecting data on the needs of those experiencing homelessness. We were able to go into more suburban canyon areas of our district and had staff in El Cajon and Alpine showcasing that homelessness is a county wide issue.

**Upcoming Events:**

None

**Directors Reports:**

**Chair, David Smith.** The Build Back Better link will allow participation on survey. If enacted his is the first time there will be a centralized control of the DIF, the money will not be necessarily be used

within the community of development but will be available for areas where developments are not occurring. The Chair presented the recent DIF account (available on the NCPI website) and the funds available. He also referred to the upcoming funds from presently planned developments. Comments that affordable housing developments

**Vice Chair/CPC Representative, Brian Giles.** None

**Action Items:**

**NCPI Elections Sub-Committee:** Board Approval of the results of the 2022 ballot to take effect April 1, 2022. The following was reported as the vote for members of NCPI on April 1, 2022.

Del Cerro

Lance Grucela

John Hoy

Grantville

Tommas Golia

Cory LaShell

Vacant Seat

Allied Gardens

Marilyn Reed

Chris Galuppo

San Carlos

Danny Fitzgerald

Vacant Seat

Motion by to approve the ballot as so presented by Shain Haug Seconded by Dana Cole, 10/0 AIF.  
The motion passes

**Mayburn Corportation - EOT – PTS 0699527, Extension of time for project at College and the I8 for two years. Sathy Riser, the Atlantis Group representing All Peoples Church.** This is a Process Two proposal for a two year extension of the residential development earlier approved by the City Council for the area

Motion to approve the letter by Danny Fitzgerald , Seconded by Shain Haug.

**Lance Grucela.** Comments that we should not vote to extend a permit for which we voted against in 2017, that there are many problems with the project that overloaded the area beyond what is good for the community. That we should not rubberstamp the request. Notes that the Planning Commission approved the project with restrictions, then the City Council stripped the restrictions in conflict with the well expressed position of the community.

**Mike Murray.** Offers his comments in support of approval. He concurs from the point of view of the community he represents. There is much to be examined as to why the extension is requested in light of the proposal development of church. Kathi Riser comments that the petitioner for the extension no longer has ownership interest in the property, but the permit holder does not want to lose the right to the permit. The subdivision map would have to be recorded and any changes to the original approved plan would have to return to the permitting process.

**Able Santana.** Who is asking for the extension, the All Peoples Church or the permit holder. Per Kathi Riser All Peoples Church is the owner, thereby the holder of the permit, and is asking for the extension.

**Shain Haug.** Why should be extend a permit that is proposed by a party, albeit and owner, that does not intend to complete the project proposed in the permit.

**Brian Gile.** Comments that this project has been approved by higher authority so if we vote to deny the extension aren't we going against higher authority. The city is looking for housing are we voting against housing by objecting to the extension. If we are voting against it aren't we running against our interests relative to our relationship with the City. Kathi Rise comments that the extension as Process Two will be only as currently provided in the permit, that any substantial change in the project will require further developmental processes.

**Danny Fitzgerald.** Comments that the Board is a difference composition than in 2017. The owner's right of ownership should be considered, that we should not stand in the way of the permit, that the permit is in conformance with the existing zoning.

**David Smith.** This permit conforms to the existing zoning the extension is being used as a fall back for selling the property for the single-family home development if the church is not approved or does not go forward. The extension would preserve the subdivision development at least.

**Lance Grucela.** Can Kathi Riser point to the legislative standard for extension - MC Section 126.011 (e). Lance Grucela points out that the earlier developer could not provide the light at the new intersection but that the church will provide that. And what if the present owner decides go forward the residential development. David Smith comments that this would be

**Josh Billauer.** As representative of Save Del Cerro supports and endorses the extension of time in light of the need for housing, that it would be foolish to foreclose this possibility.

**John Hoy.** Asks Kathi Riser about the allowance of the state law that allows additional housing in residential areas, could this development allow for extension of residential units, but she is not able to speak to that matter other than to say ADUs would probably be allowed. David Smith comments that the state law would allow some development on individual lots.

A vote on the motion is called. 8 in favor/3 opposed The motion passes

**Council Policy 600-24 Reform. To approve/deny/edit the draft letter to Councilmember Campillo and Councilmember LaCava regarding the proposed amendments to Council Policy 600-24.** General discussion of the proposed letter and the benefit of the Community Planning Groups, whether the proposal would reduce the ability of the CPGs to bring forward the needs of the community. Motion of approve the letter as provided in Exhibit "A" in replacement of the letter approved during the February 2022 meeting, Danny Fitzgerald, Seconded by David Smith. 11/0 AIF  
The motion passes

**Informational Presentations:**

None

**Discussion Items:**

**Navajo DIF account: 2021 Deposit and YTD Total.** (Documents relative to the DIF and Capital Improvement Projects are found of the NCPI website.) As discussed during the Directors Reports

**Friars Road/Mission Gorge median improvement and community signage.**

**David Smith.** Explains the scope of the work generally.

**Shain Haug.** The Allied Gardens/Grantville Community Council offered to take sponsorship and the lead in obtaining community support of the project.

**Pending Projects for NCPI Review/Action:**

Project 672846: Child Care Center CUP: 7111 Eldridge Street. No contact as of this time.

Project 679788: Ace Self-Storage: SDP: 7395 Mission Gorge Road. No contact as of this time.

Project 636444: All Peoples Church SDP PDP CPA. No contact as of this time.

Project 699527: ColRich Apartments EOT, College Avenue and I8. The developer is in the process of review with the City and it is still uncertain when the EIR will be ready for review

**NCPI Sub-Committee Reports:**

None.

**Community Group Reports:**

**Allied Gardens/Grantville Community Council, Shain Haug.** Or next Town Hall Meeting on March 22, 2022 will feature presentation by Professor Eric Frost relative to the Alvarado Creek watershed and flooding at Mission Gorge/Fairmont/Camino Del Rio North.

**Voice of Del Cerro.** None

**San Carlos Area Council,** None

**Mission Trails Regional Park, Marilyn Reed.** The recent meeting was cancelled. But the Park is conducting a photographic contest and how is the time for participation. Go to the website [www.mtrp.org](http://www.mtrp.org) to sign up.

**Additional and Final Public Comments:**

None

**Old Business:**

None

**New Business:**

In April 2022 the annual election of Officers.

**Adjournment.** 8:34 p.m. The next meeting will be on April 13, 2022

**Meeting Calendar 2022:**

January 12<sup>th</sup>, February 9<sup>th</sup>, March 9<sup>th</sup>, April 13<sup>th</sup>, May 11<sup>th</sup>, June 8<sup>th</sup>, July 13<sup>th</sup>, (August dark subject to the requirement for call for a meeting), September 14<sup>th</sup>, October 12<sup>th</sup>, November 9<sup>th</sup>, (December dark subject to the requirement for call for a meeting))

**Public Attendees and Presenters:**

Members of the public who attended the meeting as shown on the Zoom Participants listing:

Josh Billauer  
Steve Dahms  
David Ege, San Carlos Librarian  
Marc Schaefer, Office of Supervisor Joel Anderson  
Jaway Albaghdad, Congresswoman Jacob's office  
Sanno Loando, Councilman Campillo's office

Danielle Smith  
Mark Schulze, San Carlos Area Council Officer John Steffen, SDPD  
Kathi Riser, Atlantis Group  
Janice Taylor  
Kristen Byrne  
S Frost  
Dan Tomskey

**Exhibit "A"**

Councilmember Joe LaCava  
Councilmember Raul Campillo

***SUBJECT: Proposed Amendments to Council Policy 600-24***

Dear Honorable Councilmembers:

The Navajo Community Planning Group (NCPI) has deliberated over the proposed amendments to Council Policy 600-24, being proposed by Councilmember LaCava's office. Our opinions and thoughts reflect those of the general public throughout the Navajo Community, as well as our community groups.

NCPI recognizes that amendments and revisions to policy documents are needed to stay consistent with trends, economic/social change, as well as enforcement. However, NCPI believes that the underlying amendments to CP 600-24 are attempting to reshape the nature and involvement of CPG's Citywide.

The issues raised by Councilmember LaCava's about the Community Planning Groups were those of participation, governance, and transparency; not of their relevance to land use, community involvement and development. To some extent, the proposal for change to Council Policy 600-24 deal with those trivial issues of organization. But the proposal goes beyond those matters. It treats the tension between the Planning Department and the Community Planning Groups not as a healthy, on-going interaction but as conflict that must be resolved by diminishing the ability of the Groups to protect and enhance their neighborhoods.

These "conflicts" are evidenced by the following proposed changes to CP 600-24:  
CPG's no longer have assigned Planning Department Staff attend meetings.



Terminate CPG's webpages on any and all City websites.  
No longer allow CPG's to use City venues for meetings/physical liability indemnification.  
The City will no longer manage or distribute CPG agendas/notices.  
Elimination of \$500.00 annual CPG expense reimbursement.  
Eliminate CPG's ability to utilize the no-fee appeal process.

While considering the proposed amendments, NCPI agrees that some CPG's have be operating outside their "legal" formation parameters, conduct poor/misguided meetings, consist of over termed board members, hold bias opinions relative to community change, etc. As such, these CPG's pose a liability for the City. If this has been found to be true, based on past audits and the Grand Jury report, when why are these select CPG's not being held accountable for their own failures? Why must all conforming CPG's suffer the consequences of the proposed amendments, and more importantly, stripping CPG's of any "official" standing?

NCPI fears that these proposed amendments will re-affirm the common notion around CPG authority, being that we are "advisory only." As such, community participation will dramatically reduce, as will volunteer participation, since our CPG voice is merely advisory. Severing ties all together between the City and CPG's does the opposite of community participation and progress. It divides us. Hindering community advocacy, while reducing City liability is not smart planning.

The Navajo Community Planning Group hopes that the proposed amendments to CP 600-24 will be re-considered and further inputs be had by the CPC and local CPG's prior to City Council agreeing to this important long-range planning decision.

Sincerely,

David S. Smith  
Chair  
Navajo Community Planners, Inc.

Brian Gile  
Vice Chair  
Navajo Community Planners, Inc.