

**NAVAJO COMMUNITY PLANNERS, INC.**

Mission Valley Church of the Nazarene  
4750 Mission Gorge Place  
San Diego, CA 92120  
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**AGENDA**

Meeting Agenda for Monday, June 18, 2007

Call To Order: 7:00 P.M.  
Roll Call Of Board Members  
Pledge Of Allegiance  
Modifications To Agenda  
Approval Of The May 21, 2007 Meeting Minutes

**Officers Reports:**

- President's Report
- 1<sup>st</sup> VP Report
- Treasurer's Report

**Elected officials reports:**

**Action Items:**

- 1. Proposed Mini Dorm Ordinance**  
City Staff Briefing on Draft Mini Dorm Restrictions
- 2. Navajo Financing Plan**  
Vicki Burgess, Project Manager, Facilities Financing, City of San Diego.  
Briefing on the DRAFT Navajo Financing Plan.
- 3. Nextel Golfcrest, PTS 82186**  
Location of cell tower on the corner of Mission Gorge Road & Golfcrest.  
Jim Kennedy, Sprint Nextel
- 4. Verizon Lake Murray, PTS 97765**  
Renewal of Conditional Use Permit for cell tower located near Keils shopping center.

**Information Items:**

- 1. SDSU Campus Master Plan Revisions**  
Tony Fulton, Director of Facilities Planning Design and Construction, SDSU

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

**Sub-Committee reports:**

- By Laws – John Pilch

**Community Group Reports:**

- Allied Gardens Community Council - Cindy Martin
- Del Cerro Action Council – Michael McSweeney
- San Carlos Area Council – John Pilch

**Old Business / New Business / Adjourn**

**Navajo Community Planners, Inc.**  
 Mission Valley Church of the Nazarene  
 4750 Mission Gorge Place  
 San Diego, CA 92120

Meeting Minutes for Monday, May 21, 2007

**Call to Order:** 7:03pm

**Roll Call of Members:**

**Present:**

Matt Adams – San Carlos	Cindy Martin – AG/Grantville	
Robert Castaneda – Del Cerro	Mike McSweeney – Del Cerro	Marilyn Reed – AG/Grantville
Randal Densley – AG/Grantville	Michele Nash-Hoff – Del Cerro	Eric Sands – San Carlos
Brent Eidson – AG/Grantville	Dale Peterson – San Carlos	Cory Sharp – Del Cerro (Arrived at 8:11pm)
Pat Jackson-Fassett – San Carlos	John Pilch – San Carlos	Paul Thomas – Del Cerro
	Terry Jo Platt – AG/Grantville	Mickey Zeichick – San Carlos

**Excused:**

**Absent:**

Charles Little – AG/Grantville		
Mark Rawlins – Del Cerro		

**Pledge of Allegiance:** Dale Peterson

**Modifications to the Agenda:** Move Nextel Golfcrest, Project #82186 to Information Items

**Approval of the April Meeting Minutes:** Motion – McSweeney, Second – Pilch

**Corrections:**

Eidson – Excused

Nash-Hoff - Excused

Officer's Report: Pilch to provide written correction

Minutes approved with Adams, Eidson, Nash-Hoff Abstained and Little, Rawlins and Sharp absent.

**Officers' Reports**

**President's Report:**

- Mr. Adams was impressed by Spring Fest's professionalism, size and attendance. Events such as these reinforce what a great neighborhood and community we are here in Navajo.
- Navajo Girls Fast Pitch Fastball recently hosted their Tournament of Champions. Champions include: Arctic Blast 10 & Under; Crunchberries 12 & Under
- Mini Dorms – Addendum to the environmental impact report (EIR) with comments due by May 24<sup>th</sup>. Copies are available on the City's website.
- Affordable Density Bonus EIR available online and comments due by June 30. Mr. Adams recommends review of the EIR for the impacts that could occur as a

result of the density bonus program. Both EIR's are available at the Navajo Service Center.

- Last month, April 16, 2007, Mr. Adams was called away on business and appreciates your votes for a third, and absolutely, positively last term as Chair of NCPI.

Vice President's Report:

- Mr. Pilch informed the Board that the Planning Department has still not provided additional information on the Brown Act requirements but the by-laws committee will continue its work without that information.

Treasurer's Report:

- Ms. Jackson-Fassett reported a balance of \$175.20

### **Elected Officials' Reports**

#### **Jay Wilson, Councilman Madaffer**

July 9 – City Council vote on mini dorm ordinance. Specifics for the College overlay zone include portions of Del Cerro. Take a close look at the proposal. Current regulations state that if an applicant is going to add a 5<sup>th</sup> bedroom, the applicant will have to provide one additional parking space. Under the new proposal, if an applicant seeks to add a 4<sup>th</sup> bedroom, the applicant will be required to provide an additional parking space.

Question from the Board: If a resident intends to increase the size of their home for family reasons, would this still apply or are there exceptions?

Answer: No. Please review and provide your comments on the proposal.

Recommendation: Mr. Adams suggested he'll add this topic to the agenda for next month's meeting.

June 12 – City Council will be hearing a presentation on community plan updates.

Spring Fest – Estimates 8,000 people over the two-day period. Sold \$5,000 worth of beer in the beer gardens in one evening.

#### **Lesley Henegar, Mayor's Office of City Planning & Community Investment**

June 12, 2007 Councilman Madaffer plans to seek an initiation for community plan update for Grantville, Sub-Areas A and B. Two step process: 1. Ask for the update. 2. Develop a workplan.

The community plan update is a follow on to the redevelop plan and the workshop. The action on June 12 is the initiation to request Council approve the update for the Grantville area and pursuant to the redevelopment plan use approximately \$600,000 from Community Development Block Grants (CDBG) and to repay redevelopment over time if the plan is formally adopted. Planning staff would be developing a detailed work plan and making regular presentations to NCPI throughout the update.

Mr. Castaneda stated this is a process he embraces and is hopeful and seeking confirmation that the process will be inclusive so as all different perspectives and ideas for Grantville are included.

Ms. Henegar confirmed.

Miss Martin inquired about the “loan” from CDBG being paid back if the City is not successful in the redevelopment lawsuit.

Ms. Henegar answered that should the City not be successful in the lawsuit, the money will not need to be repaid.

Ms. Reed asked if any environmental review or update would be included.

Ms. Henegar affirmed their will be environmental review.

Mr. Densley inquired if a stakeholders group will be established.

Ms. Henegar affirmed.

Mr. Pilch inquired about any preliminary material available.

Ms. Henegar said there is very little background material due to this process whereby the Councilman is going straight to City Council requested the authority for Planning Department to conduct an update.

Mr. Pilch – How many other community plan updates being heard by Council that day?

Ms. Henegar was unfamiliar with any other community plan updates that day.

Ms. Henegar informed the Board that Centerpointe was approved 6-1 by the City Council on May 15, 2007.

Mr. Adams inquired about the timing of the update.

Ms. Henegar projects a two-year process with a request to tighten it to 18 month work program.

Miss Martin inquired about the next Community Oriented Workshop. Mr. Adams announced he had received that information and will email the date to the Board.

### **Action Items**

#### **Verizon Lake Murray PTS#97765**

Presented by: Shelly Kilbourn

The proposal is to use the existing 50 ft. monopole with 18 antennas with a new oval covering to hide the antennas. Monopole was designed to match the light standards in the area. Mr. McSweeney stated that the structure has been there for over 10 years and inquired if the City had received complaints about it. Ms. Henegar shook her head in the negative.

Mr. Thomas asked if nearby residents were notified and Ms. Kilbourn confirmed. He also inquired about the size of the water vent which Mr. Kilbourn stated is 59 feet. Ms. Kilbourn offered to match the paint of the water vent if Ms. Zeichick could provide the paint color. The vent is expected to soon be painted by the San Diego County Water Authority.

Mr. Pilch provided a handout (copy of the application). Directed the Board to review page 6 of 9 on cycle issues – “Staff cannot support the proposed directional antennas or raydome screen as proposed. The Navajo Community Plan recommends that new projects should enhance the natural beauty of the community, (per the Navajo Community Plan, page 109). This project, as proposed would be a visual deterrent to the aesthetics of the community and a visual blight to the residents in nearby locations.” Page 3 of 6 of Conditional Use Permit. CUP expired September 28, 2005 and Mr. Pilch wonders why this project hadn’t been heard sooner. Ms. Kilbourn informed the Board that the delay stems from misunderstandings with City staff over design. In order to correct the delay, Mr. Waring, Mayor’s Deputy Chief Operating Officer for Land Use and Economic Development, directed City staff to develop design guidelines and asked providers to wait for the guidelines before moving forward on projects.

Mr. Pilch recommends that the item not be approved based on the information in the application. Mr. Pilch informed the Board that the San Carlos subcommittee attempted to hear the item but could not due to lack of quorum. He asked for a straw poll regarding the proposal. 3 were in favor, 57 opposed of those present at the meeting.

Mr. Sands inquired about redesign to be more aesthetically palatable.  
Ms. Kilbourn said changes are possible and shouldn’t be cost prohibitive.

Ms. Reed asked if the City didn’t approve the design, what would be consistent with the Navajo Plan.

Mr. Pilch gave examples of flag pole design at Elk’s Lodge and Masonic Temple.

Motion by McSweeney, second by Sands to approve the conditional use permit, PTS #97765 as proposed, requesting that the pole be painted to match the adjacent San Diego County Water Authority pipe when it is repainted. Motion fails 5 – 9 with Castaneda, McSweeney, Nash-Hoff, Sands and Thomas voting in favor. Densley, Eidson, Jackson-Fassett, Martin, Peterson, Pilch, Platt, Reed, and Zeichick opposed.

Motion by Pilch, second by Jackson-Fassett to oppose recommendation of the renewal of the conditional use permit identified as PTS #97765.

Motion to table by McSweeney and let the proponent return with other options. Second by Zeichick. Motion approved 11-3-1 with Castaneda, Densley, Eidson, Martin, McSweeney, Nash-Hoff, Platt, Reed, Sands, Thomas, and Zeichick voting in favor. Jackson-Fassett, Peterson, and Pilch opposed. Sharp abstained.

Public Comment: Jim Kennedy commented that City staff automatically fails to recommend monopoles. NCPI has the authority to determine its own recommendation.

Mr. Sharp arrived at 8:11pm

### **Mission Trails Bike Path Feasibility Study II**

Presented by: Kirk Bradbury, P.E., Boyle Engineering, Brad Lewis, Helix Environmental, and Brad Ehlers, Boyle Engineering.

Goal is to develop a bicycle and pedestrian trail from Ocean Beach to El Capitan Reservoir minimizing the joint use with vehicular traffic. This portion of the feasibility study was commissioned by the City of San Diego and focuses on the area along the San Diego River between Princess View Drive and Santee city limits. If the study determines that this project is feasible, finding competitive grant funding to construct is possible.

Board members provided comments about alignment, lighting and joint-use of paths.

### **Information Items**

#### **Nextel Golfcrest, Project #82186**

Presented by: Jim Kennedy, Sprint Nextel

Seeking community input on a design direction for their project at the corner of Golfcrest Drive and Mission Gorge Road. This will be the 4<sup>th</sup> service provider using this commercial property. This is the only non-residential site possible for that area due to topography. Line of sight is necessary for carriers to cover that area.

Proposes three designs:

- A. Faux tree – 30'
- B. Equipment shelter and antenna cupola
- C. Chimney and building faces

The Board provided feedback on all three designs and a straw poll was taken. The Board thought a faux tree was the best of the three options.

### **Non-Agenda Public Comment**

None

### **Sub-Committee Reports**

Traffic: No report.

By-Laws:

Mr. Pilch presented the results of the By-Laws subcommittee meeting held on Monday, May 14, 2007 at the Benjamin Library in Allied Gardens. Subcommittee members present were: John Pilch, Cindy Martin, Brent Eidson and Mickey Zeichick. The subcommittee does not currently have representation from Del Cerro. Other NCPI members present were: Charles Little, Randal Densley, Marilyn Reed and Dale Peterson.

Results of subcommittee recommendations are available in the handout provided by Mr. Pilch.

Mr. Pilch expects to return to the Board with a complete list of recommendations at the June 18, 2007.

Mr. Adams will appoint two representatives from Del Cerro prior to the next By-Laws Subcommittee meeting. Mr. Sharp volunteered to be one of the representatives.

### **Community Group Reports**

**Allied Gardens – Cindy Martin:** Spring Fest was a great event. Allied Gardens Town Hall on May 22, 2007 at 7:00pm – Ascension Lutheran Church. Topic: Water Conservation presented by the City of San Diego.

**Del Cerro Action Council – Michael McSweeney:** May 25, 2007 at 7:00pm. St. Therese Catholic Church. Guest speaker: Superintendent Carl Cohn. Also Speech Contests for Patrick Henry High School students. .

**San Carlos Area Council – John Pilch:** City Attorney Michael Aguiree presented at the last meeting. Next meeting will have Mayor Jerry Sanders as guest speaker on Wednesday, June 6, 2007. 7:00pm at San Carlos Library.

### **Old Business**

#### **New Business**

Miss Martin: Smaller faction community groups are appearing in Grantville. Is this typical in new redevelopment areas? Or is this abnormal?

Mr. Adams answered that this is part of the democratic process. Stakeholders on both sides will be passionate and it is incumbent up the Board to listen to both sides respectfully and make recommendations to the City Council.

**Adjourn:** 9:42pm