

**NAVAJO COMMUNITY PLANNERS, INC.**

Mission Valley Church of the Nazarene

4750 Mission Gorge Place

San Diego, CA 92120

navajoplanners@cox.net

**AGENDA**

Meeting Agenda for Monday, October 15, 2007

Call To Order: 7:00 P.M.

Roll Call Of Board Members

Pledge Of Allegiance

Modifications To Agenda

Approval Of The September 17, 2007 Meeting Minutes

**Officers Reports:**

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

**Elected officials reports:**

**Action Items:**

- 1. Appointment Of NCPI Replacement For Del Cerro Seat Vacated By Bob Castaneda.**
- 2. Revisions To The Navajo Community Planners By Laws.**  
The Navajo Board Will Discuss Proposed Changes To The Planning Group Bylaws To Comply With The Requirements Under City Council Policy 600-24.
- 3. Appointment Of Two Members To The Grantville Redevelopment Stakeholder Committee.**
- 4. Navajo Financing Plan**  
Vicki Burgess  
Facilities Financing

**Information Items:**

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, September 17, 2007

**Call to Order:** 7:00pm

**Roll Call of Members:**

**Present:**

Matt Adams – San Carlos	Cindy Martin – AG/Grantville	
	Mike McSweeney – Del Cerro	Marilyn Reed – AG/Grantville (Arrived at 7:35pm)
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
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:** Mickey Zeichick

**Modifications to the Agenda:** Move Pt. Loma Waste Water Treatment Plant information item to Item #1 and move Non-agenda public comment to Item #2.

**Approval of the July Meeting Minutes:** Motion – Pilch Second – Sharp  
 Corrections: Eric Sands excused. Mr. Pilch to provide spelling and grammatical corrections to Mr. Eidson for incorporation into final minutes.

Minutes approved with Mr. Little, Mr. Rawlins and Ms. Reed absent.

**Officers' Reports**

**President's Report:**

- Mr. Adams – No report.

**Vice President's Report:**

- Mr. Pilch – Thanked all for attending Adopt-a-Duck event on Saturday, September 15, 2007. Commented on the current mini-dorm issues in the College Area and reminded the Board that there are similar issues in Navajo and encouraged them to stay actively involved.

**Treasurer's Report:**

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

## **Elected Officials' Reports**

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

Thanked all for work on SDSU Master Plan update. Board of Regents September 2007 decision has been postponed until November 2007.

Council Committee adopted both the high occupancy ordinance and the rooming house ordinance to try to curb the mini-dorm problem. Full Council deliberation on those ordinances will occur in November.

Brush Management program – Mr. Madaffer is suggesting the Board take a look at the City's ordinance and make recommendations. (Adams, McSweeney and Zeichick agreed to serve and requested a list of names from the community such as Dr. Jacobson and Flo Helms).

*SDSU (Tyler Sherer) reminded the Board that they are still negotiating with City of San Diego, City of La Mesa and Caltrans.*

### **Jennifer Cordeau, Mayor's Office of City Planning & Community Investment**

Update on the Grantville Master Plan. Public announcement of the creation of the Stakeholder Committee was sent to the interested parties list in July. Applications are due September 24, 2007 for those who want to serve and the lottery for filling seats will be October 8, 2007 should there be more interested persons than seats available. Planning consultant should be selected at the end of September with Council approval in October and the first workshop in November.

Hoping to issue RFP for developing the EIR for the Redevelopment Master Plan.

Mr. Adams announced that Mr. Densley, Ms. Martin, Mr. Pilch and Ms. Reed expressed interest for the two seats. The candidates will be allowed to make a presentation to the Board in October as to why they should be selected to sit on the Stakeholder Committee for the Grantville redevelopment area.

## **Information Items**

### **1. City of San Diego Discharge Permit for the Point Loma Treatment Plant.**

*Briefing by Alan Langworthy, Deputy Director, Metropolitan Waste Water Department.*

*\*Ms. Reed arrived at approximately 7:35pm.*

## **Action Items**

### **1. Initiation of Community Plan Amendment**

*Request for an Initiation of a Community Plan Amendment to Remove the Mobile Home Overlay Zone for a Proposed Project Located at 6850 Mission Gorge Road.*

**Michael Walseth**, Archstone-Smith Development Group

**Karen Ruggels**, KLR Planning

Mr. Walseth provided examples of previously developed housing projects.

Ms. Ruggels took over the presentation and announced they are only in first stage of project. It is a 10.45 acre site and the current location of the existing Mission Valley Village Mobile Home Park. The community plan currently includes a mobile home

overlay zone. Tonight's action is to request the removal of the overlay zone. Initiation of a community plan amendment allows the property owners to study the development options for their property. A formal project proposal will come back to the community planning group when developed.

They have asked to be heard by the Planning Commission on October 11, 2007. The project EIR would be developed and released for public review in early summer 2008.

One of the requirements of the City Municipal Code includes the preparation of a "Relocation Impact Report" and requires approval by the Housing Commission. It also includes specific requirements to discontinue the mobile home park.

Long term plan is to construct 442 luxury apartment units.

Public comment in opposition:

1. Homer Barrs – representing the Mission Valley Village (Susan Seeley and Dorothy Page ceded their time to Mr. Barrs). Some bought the homes with the understanding there was an overlay zone on their property. Archstone and former property owners did not offer the residents the opportunity to purchase the property. Cited projected traffic impacts due to increased density. Offer Archstone \$15 million to purchase the property.
2. Robin McGwire – mobile home part of her retirement plan. Rent is \$800 a month.
3. Donald Johnson – submitted a letter for the record as well. Current use of the land is the best use of the land.
4. Gloria Hanson – commented that they are already a village.
5. Gloria Monsalve – Questioned Archstone about the relocation plan.
6. Ron Mills – Help us stay in our park. Don't need anymore empty condos out there, keep the park as is.
7. Dennis Holland – Resident of Old Cliffs Mobile Home Park and is concerned about the precedent of this proposal and is opposed.
8. Tracy Quindoy – State law also grants the residents the right of first refusal for the purchase of the property.
9. Linda Beierle – Approached the previous owner asking to purchase the property but was refused. Very soon after it was announced that Archstone purchased the property. Requested NCPI wait to take a position until after the City Attorney finishes his investigation.

Motion by McSweeney, second by Sands to approve an initiation of a community plan amendment to remove the Mobile Home Overlay Zone on the property located at 6850 Mission Gorge Road. The motion failed by a vote of 10 – 3 with Mr. Eidson abstaining due to his previous conversations with the homeowners in his professional capacity.

Motion by Zeichick, second by Martin to deny the initiation of a community plan amendment to remove the Mobile Home Overlay Zone on the property located at 6850 Mission Gorge Road. The motion passed by a vote of 9 – 4 with Mr. Eidson abstaining due to his previous conversations with the homeowners in his professional capacity.

## **2. Revisions to the Navajo Community Planners Bylaws.**

*The Navajo Board Will Discuss Proposed Changes to the Planning Group Bylaws to Comply with the Requirements Under City Council Policy 600-24.*

Mr. Adams thanked the subcommittee and commended them for an outstanding work product.

Mr. Pilch presented the subcommittee's recommended changes to the bylaws shell. Those changes are reflected in the motions below:

**Article III, Section 1** - Motion by McSweeney, second by Ms. Zeichick to support the recommendation by the subcommittee to approve the make up of NCPI to be 16 members with four members from each of the four communities: Allied Gardens, Del Cerro, Grantville and San Carlos. Motion approved 13 ayes, 0 opposed and Mr. Platt abstained.

**Article III, Section 2, subsection (3)** - Motion by Eidson, second by McSweeney to recognize business designees as eligible members of the community. Motion approved 14 ayes, 1 opposed (Reed).

**Article III, Section 2** - Motion by Martin, second by McSweeney to define an eligible member of the community as one who demonstrates qualifications to be an eligible member of the community to the planning group Secretary or Election Committee prior to the March election or at the time of voting (Option B of Article III, Section 2 of the bylaws shell). Motion approved 14 – 0.

**Article III, Section 2** - Motion by Martin, second by McSweeney to declare the length of a term to be 2 years, with alternating expiration dates; limit the number of years on the group to be no more than 8 consecutive; the 8 year limit refers to total maximum consecutive years of service time, not to individual seats held; after a one year break in service, an individual who had served for 8 consecutive years shall again be eligible for election to the planning group; and the planning group will actively seek new members to the extent feasible. If not enough new members are found to fill all vacant seats, the planning group may retain some members who have already served 8 consecutive years without a break in service. Motion approved 14 – 0.

**Article IV** – Motion by Eidson, second by Peterson to approve Article IV, in its entirety, as proposed by the subcommittee. Motion approved 14 – 0.

**Article V** – Motion by McSweeney, second by Eidson to not require documented attendance from prospective candidates prior to the March election meeting. Motion failed 4 – 7 with Eidson, McSweeney, Pilch and Thomas voting “aye”.

Motion to reconsider the previous vote by McSweeney, second by Martin?  
Reconsideration granted by unanimous vote.

Motion by McSweeney, second by Eidson to amend Article V, Section 1 paragraph four to read: “In order to be a candidate in the March election, the person must be an eligible

member of the community (see Article III, Section 2).” Motion approved 6 – 4 with Jackson-Fassett, Reed, Sharp and Zeichick voting “no”.

**3. Resignation of Del Cero Representative Bob Castaneda from Navajo Community Planners.**

Declare the seat vacant and take appropriate action.

Mr. Adams declared the seat vacant and will accept applications from interested eligible community members. The vacancy will be filled at the October meeting.

**Non-Agenda Public Comment**

None

**Sub-Committee Reports**

By-Laws: None

**Adjourn:** 10: 09pm

DRAFT