

NAVAJO COMMUNITY PLANNERS, INC.
Meeting Minutes February 28, 2011

Call To Order: 7:01 P.M by President Rawlins

- Roll Call Of Board Members
Present: Haase, Hunter, Jackson-Fassett, Jones, Little, Livingston, Martin, Murray, Peterson, Pilch, Rawlins, Reed, Smith, Wilson
Absent: McSweeney
- Pledge Of Allegiance was led by Dale Peterson
- Modifications To Agenda – Approved as presented.
- Approval of January 2011 Meeting Minutes
M/S Jones/Wilson to approve the minutes with revisions; approved unanimously.

Officers Reports:

- President's Report - Has received interest in open Board positions; explained the process to qualify to run for a Board position.
- 1st VP Report – No report.
- Treasurer's Report - \$124.20 is current balance.

Elected officials reports:

- Mary Ann Wallace is the new Field Representative for Councilwoman Marti Emerald. Navajo Road and other roads in the District, including Mission Gorge Road, were included for TransNet funding. Information was provided regarding spring cleanup and distributed the District newsletter.

Public Comment on Non-Agenda Items:

- John Pilch thanked Councilmember Emerald for placing Navajo Road on the list of roads eligible for TransNet funds. Wayne Bostic presented a letter from Councilmember Emerald regarding the lane configuration of Jackson Drive.

Information Items:

- T-Mobile CUP Renewal at 7430 Jackson Drive – SD06418
Anne Wulfange Regan, DePratti Incorporated. Plans to screen the existing antennas were presented to the planning group. Does not result in an increase in height to the building. This will be scheduled for action at the April meeting.

Action Items:

- Proposed Chevron Convenience Store Remodel (Lake Murray Blvd/Navajo Road) – Tracy Lindquist – Architect, Lyons Warren Engineers and Architects
The project proposes a remodel of the existing service station with convenience store and associated landscaping. Canopies and pumps will remain in their current location. Street trees were chosen to match the existing shopping center. The applicant is not aware of any deviations required for the proposal, however the proposed number of street trees is less than that required by City Ordinance. No liquor license is being requested; the gas station will require a Neighborhood Use Permit. M/S Pilch/Petersen to recommend approval of the proposed Chevron remodel as presented with an additional condition a minimum of two additional street trees be planted was approved 14-0-0.
- Fast Break Mini Market CUP application for an ABC Type 21 License at 5171 Zion Avenue – Marco Polo Cortes, Cortes Communications, LLC

The business has been owned by 1992 with a Type 20 License with no violations during that time. The owner has also been aggressive in dealing with loitering. The proposal is to request a change in license from beer/wine only to a full license allowing the sale of liquor as well. The current license allows the sale of singles in both beer and wine. Concerns were expressed over the proximity to the public library, elementary school and residential development as well as conditions on the sale of singles. On February 7, 2011 the Allied Gardens Community Council heard presentations and voted 6-2 to approve the project with specific conditions to address the sale of alcohol, advertising, hours of operation and the additional sale of groceries. The applicant is requesting to maintain the sale of single containers of beer of 24 ounces or greater and limit the hours of operation to midnight on Friday/Saturday and 11:00 PM on the remaining days of the week. M/S Reed/Haase to recommend approval of the CUP for a Type 21 License with the following conditions: 1) Enforce conditions as presented by SDPD without modification especially Condition #4; 2) increase the amount of groceries for sale; 3) limit advertising to 10% of total advertising area; and 4) limit hours of sales to 11:00 PM was approved 9-5-0.

- Reconfiguration of Jackson Drive in both directions from Twin Lake Drive – John Pilch, San Carlos Representative
The City plans to return the street to its previous lane configuration keeping the existing stop signs. The San Carlos Area Council voted unanimously to remove the striping and return the road to two lanes in each direction retaining the existing stop sign. There are some concerns the striping to a single lane causes increased speed to merge into the single lane prior to the stop at the intersection. Members of the community expressed the benefits of keeping the road at a single lane and petitions were submitted on each side of the issue. M/S Pilch/Wilson to recommend removal of the striping reconfiguration of Jackson Drive east and west of Twin Lake Drive (stop signs to remain) failed 5-9-0.

Community Group Reports:

- Grantville Stakeholders Group – Dan Smith: Next meeting will be held on March 14, 2011 to discuss zoning for the redevelopment area.
- Allied Gardens Community Council – Marilyn Reed: Next meeting is March 22, 2011 will host Carl DeMaio on his restructuring proposal.
- Del Cerro Action Council – Jay Wilson: February 23, 2011 meeting was on renewable energy for homes and businesses.
- San Carlos Area Council – John Pilch: Meeting March 2, 2011 with guest speaker Dan McAllister, San Diego County Treasurer and Tax Collector.

Old Business

- None

New Business

- CPC Update – None.
- NCPI 2011 Election Committee – Will be chaired by President Rawlins and to date NCPI has received one application for Grantville in addition to the existing Board members. Board will need to address election of new officers for the upcoming year.
- Next meeting will be held on March 21, 2011.

Adjourn in memory of Myron “Mike” Klarfeld, husband of Councilmember Emerald – 9:14 P.M.

Respectfully Submitted:

Stephen M. Haase - Secretary