



**September 13, 2023 Minutes**

**In Person Meeting Location:**  
**Tifereth Israel Synagogue, 6660 Cowles Mountain Blvd**  
**San Diego, CA 92119**  
navajoplanners@gmail.com  
**6:30 p.m.**

**Call to Order:** September 13, 2023 @ 6:35 p.m.  
By the Chair David Smith presiding: Welcome

**Roll Call of Board Members:**

	<u>Term Ends:</u>
VACANT	March 2023
Danny Fitzgerald (San Carlos)	March 2024
VACANT	March 2024
Tamar Caspi (San Carlos)	March 2023
Cory Lashell (Grantville)	March 2024
David Smith (Grantville)	March 2023
VACANT	March 2023
Tommas Golia (Grantville)	March 2024
Chris Galuppo (Allied Gardens)	March 2024
Marilyn Reed (Allied Gardens)	March 2024
Shain Haug (Allied Gardens)	March 2023
VACANT	March 2023
<b>Abel Santana (Del Cerro)</b>	<b>March 2023</b>
Brian Gile (Del Cerro)	March 2023
John Hoy (Del Cerro)	March 2024
Lance Grucela (Del Cerro)	March 2024

**1** -Absent

**0** -Excused

11 in attendance of 12 members

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

**Approval of the Agenda:** Shain Haug motion to approve, Tamar Caspi seconded motion, passes unanimously.

**Approval of Minutes from Previous Meeting: Tamar Caspi motion to approve, Brian Giles seconded motion, passes unanimously.**

**Approval of minutes from August meeting tabled until next meeting**

**Public Comment on non-agenda items:**

- Shain Haug
  - APC will be before the Planning Commission on September 28 at 9am
- Tamar Caspi
  - No SDPD here. Last Thursday press conference with Raul Campillo along with Stopantisemitism.org. Proposal to change ordinance for hate fliers elevated to a misdemeanor. More flyers were distributed and that specifically said it was retribution for elected leaders standing up in defense of protected minority. Encourage to go watch the coverage. Thanks Councilmember
  - Shain Haug – Mission Times Courier has proposed an article supporting the community
  - Tamar Caspi: happy to write up article
- Gary Blume
  - Altrusim Project
    - Litter mitigation project. Mesa College involved in study showing litter reduction.
    - Conservation grant helped secure new trash cans.
- David Egon – San Carlos Branch Librarian
  - Purchased the parking lot next to the library
  - Fundraising
  - In-n-Out Burger reading program through October-November
  - January - 50<sup>th</sup> anniversary

**Chairperson closed public comment on non-agenda item**

**Elected and Public Officials' Reports:**

**Anthony Hackett, Councilmember Raul Campillo, Council District 7.**

- District office hours (1v1 with Councilperson) – Linda Vista library 9/26 9:30am-12:30pm
- Campillo held press conference to denounce the hate flyers that were distributed throughout the community
  - Introducing Legislation for stiffer penalties
  - Proposal is in the hands of City Attorney, then Public Safety, then City Council
- Off leash dog park in AG
  - P&R are looking to start construction of the park in October
- Questions/concerns – Public Utilities
  - People haven't been getting their water bills
  - Reach out to Anthony if there are issues
  - Marilyn Reed: where did council person stand on SB10? Cities adopting legislation from Sacramento where you can build multifamily in single family residential zoning

- Anthony Hackett: Council didn't pass. SB10 is a one size fits all and San Diego isn't a one size fits all. Councilman Campillo had issues with SB10. Planning Commission moved forward with the Housing Action Package without SB10. Councilman Campillo agrees.
- Marilyn: UT implied that Council can put SB10 back in
- Gary Whaley: Water bills not being sent to Mariposa apartment community for 210 households.
- Kevin Sullivan: What is the nature of why people aren't getting their bills?
- Anthony Hackett: Staffing
- Lance: Meters have been replaced. Are they smart meters?
- Anthony Hackett: Doesn't know. That's a public utilities question. Will double check

## **Teannae Owens, State Assemblymember Chris Ward**

- End of session 9/14, after then once bills have been passed or assembly, Governor has until October 14<sup>th</sup> to either sign or veto. One bill signed and chaptered AB30 Atmospheric River study. This is the time when they are taking bill ideas.
- Previous question: \$100MM for Housing and Community Development for multifamily housing – misspoke last meeting – in the summer update there was \$100MM added so the total now is \$325MM. The program funds are available for post-construction permanent financing only. 18.3% is for Senior projects, geographic breakdown: Southern California 45%; 30% Northern California; 20% in Rural areas. Audit for SDGE came out. Legislation to come that will address the findings of that audit. Discusses hate flyers and Councilperson's commitment to the Jewish community. End of month 9/26 hosting an insurance webinar.
- Week from Today Chris Ward speaking at San Carlos Area Council 6pm.
- Gary Whaley: Date/time of insurance meeting?
- Marilyn Reed: Legislation for smash and grabs?
  - Teannae: I think there is, but doesn't know details
- Tamar Caspi: Any highlights from the audit?
  - Teannae: SDGE has been overstating budget for past decade and charging rates accordingly. Double budgeting for wildfire management.
- Gary Whaley - ACA13 – Attempt to repeal Prop 13. Any update?
  - Teanna: Ward is co-author. Ballot initiative where when Voters needs 2/3 requirement to pass it should also need 2/3 approval.
- Lance: can expect change to SDGE from audit?
  - Teannae: TBD
  - Lance Grucella: CPUC – how are they elected?
  - Teannae: Appointed by governor
  - Lance Grucella: Oversight not working. Needs to change the way that Utilities Commission works.
  - Teannae Judicial Committee on Audits does these audits and have provided recommendations that they will be pursuing.
- Gary Whaley – mentions San Onofre and them trying to do creative accounting to make up for San Onofre taken offline

## **Charlie – Office of County Supervisor Joel Anderson**

- Budget highlights: Taking steps to address the fentanyl crisis but supporting sheriffs department with \$500k budget increase. \$40MM increase for housing and homeless. \$2MM increase for the prevention of seniors to fall into homelessness. Family reunification pilot program received \$18.3MM. 55 full time employees to implement the project. Support state legislation water rate payers. Believes voters should be able to votes on issues that directly impact their water bill.s. BLS Shared housing program.
- Navajo Community coffee
- Internship program
- Tamar: Does the supervisor have anyone in mind to appoint to HRC?
- Charlie: not at this moment

### **Action Item:**

#### **The Grant at Mission Trails, CRP Affordable Housing PRJ-1097856**

**The project is an Affordable Housing Expedite Program application, located at 5945 Mission Gorge Road, for a Process 3 Site Development Permit for a 100 percent affordable housing project. The project proposes redevelopment of the property with a 7-story, 48-unit affordable housing project ground floor support services.**

- Ted Shaw introduces himself, mentions his team members and client Garrett Bascom.
  - The Atlantis Group is here to discuss a site development permit application with funding deadlines by the end of November. The project site is described as a triangular property situated near Mission Gorge Road.
  - The site is a two-story 1980s commercial building. Notable is a 24-foot-wide city of San Diego water and sewer easement on the southern part of the property. The site is designated as an Urban Village, partially located in a floodplain.
  - Explains the purpose of a site development permit, which involves elevating the site above floodplain elevation. Assures there will be no rise adjacent to the site and considers the nearby Alvarado Creek project.
  - Describes the proposed project as a 48-unit affordable housing development. Breakdown of units: 25% one-bedroom, 50% two-bedroom, and 25% three-bedroom. The building is seven stories high.
  - Outlines plans for community benefits, including a 12-foot right of way dedication along Mission Gorge Road. A raised median, bike lane, parkway, sidewalk, and landscaping will be provided. Special mention of a 24-foot easement and a 15-foot drivable surface between the buildings.
  - Discusses challenges and considerations related to Supplemental Development Regulations (SDRs). Focuses on SDR Five (access way and sidewalk parkway), SDR Ten (bike racks), and SDR 16.
  - Explains the utilization of four waivers and incentives related to affordable housing projects. These waivers pertain to floor area ratio (FAR), ground floor commercial space, private open space, and overall open space requirements.

- Respectfully requests support for the site development permit concerning floodplain work. Offers to address any questions from the board.
- Marilyn Reed: Questions the parking requirement
  - Ted Shaw: So the parking requirement for an affordable project in walkie distance of a trolley station is zero. We are providing eight on the alley.
  - Marilyn Reed: Asks about access to trolley
  - Ted Shaw: Across the bridge that's being built
  - Tamar Caspi: There is no bridge being built
- Brian Giles
  - Please provide definition of affordable housing
  - Ted Shaw: Affordable housing is measured as 80% of family of four median income for the area. I don't know exactly what that number is.
  - Further discussion regarding how TPA and SDA distance is measured from the trolley station
  - Brian Giles: Discussion of bike lane.
  - Ted Shaw: The project would post a bond regarding the bike lane in front of the property
- Tommas Golia: Discussion regarding parking. Caster project is located nearby and will be impacted by a low parked project. Asks about access.
  - Ted Shaw: Along front installing an ADA ramp with stairs at the other end. Stairwells on either end of the building.
- Cory Lashell
  - Asks to talk through removal of open space
    - Ted Shaw: those are private balconies.
- Shain Haug: This type of development will need to be affordable for 55 years. Asks about funding for the project.
  - Unknown speaker: \$2.75 MM from County, applied for \$11MM and \$3MM from State of CA, Q4 2023 applying for additional funds.
  - Tamar Caspi: Clarify: grants to build and funds to operate?
  - No private funding.
- David Smith
  - Biggest concern is regarding SDR 16. The deviation from the ten foot wide sidewalk. Asks if it is a requirement or voluntary with approach to the bike lane/parkway/ADA ramp?
  - Ted Shaw: yes requirement. Existing curb area buffered for the bikeway. Requirement to have the Ada ramp in front of the project is in the design.
  - Widening the lane is part of the Facilities Financing Plan and has been for a decade. Would be 10ft along Mission Gorge, but from the subject property would be 5 ft.
  - Parking stalls are below the base flood plane elevation.
- Tamar Caspi
  - How many spaces are going to be for onsite staff?
  - Answer 1-2
- David Smith
  - Asks about AMI. Average is 60%. Directs conversation to building ownership. The Chair has been a proponent of housing goals entire career. Asks about other 0 parking projects. Never seen a project in 15 years of real estate development being a non urban nature, not adjacent to a trolley station that's utilizing the city's lax SDA policy for zero parking. Is this realistically

- a good idea from ownership's perspective of having 80 people with eight parking spaces?  
Discusses bike lane and no parking. Where do you expect these people to go. Can't support a project this dense that is deviating away from the community plan. Seems like an aggressive design.
- Tamar Caspi:
    - Expresses concern about the many Mission Gorge projects not having sufficient amenities and safe path to trolley. Would like to see grocery retail in the ground floor.
  - Shain Haug
    - Asks to clarify path to the trolley station and nearest bus stop.
  - David Smith opens public comment
  - Lisa Stein:
    - Inquires about who Garrett is. He's with CRP Housing. Inquires about the 12 ft setback
    - Ted Shaw: 12ft is a right away dedication for the exclusive use of the city and it will move the curb line in. That area will be provided for bike lane, the eventual median and sidewalk and landscape.
  - Unknown Public
    - As cyclist, provides feedback on a 30ft bike lane. Believes it will be useless. Also thinks that parking will not be sufficient for the project.
  - Cory LaShell
    - Expresses concern regarding the density of the project and the decisions that developer has made to maximize density regardless of community or residents' interest.
    - Ted Shaw: Partially wrong, they made every effort to make it ministerial but the floodplain exception required them to come to the site. Conversation regarding commercial vs residential on the ground floor.
  - Greg Herons
    - Current president of condominium of 5959 Mission Gorge. No easement although their properties have shared access. Concerns about upcoming storm drain project and site location. Also contests the width of accessible sidewalk space.
  - Chris Reyes
    - Asks about the funding and if the process for the developer to obtain permit.
    - David Smith: explains process and how funding is obtained by affordable developers.
  - Jim Selcer
    - Condo owner for adjacent property. Concerned about project extending into their property. Also about the street improvements that the city is planning at future date. Also concerned about driving piles and noise.
  - Tamar Caspi:
    - Asks about bike room access and how many bikes are going to be able to be stored.
  - David Smith:
    - Inquires about the 5 ft bike lane and if the city would support the project should they not dedicate the 5 ft bikelane.
    - Ted Shaw: They are going to condition the project to provide the 12 ft dedication.
    - David Smith: Expresses we're trying to keep the community plan and SDRs intact the design regulations as set forth in 2015 but also to be flexible with constrained sites. In 2005 we

\$500 million dollar trolley station was a huge amenity. We were the first to have no height limit, CC39 zoning. Can't get behind project based on the merit of the design.

- David Smith Makes motion to deny site development permit and requested deviations.
  - Motion seconded by Tamar Caspi
- Cory LaShell
  - Is there an ability to support the project without the deviations? Also conversations about height of the building, density and FAR.
- Lance Grucella
  - Asks if we could consider whether there's a way to use our vote to express that if there were changes it would be supported.
- Tamar Caspi:
  - Asks about if we need affordable housing.
  - David Smith: Greystar is 95% preleased and Affirmed Housing is already on waitlist.
- Shain Haug
  - Vote should be based on 2015 plan revision. Grantville has become a place to double the 8k units that were in the original plan. The board needs to take a stand against the encroachment.
- Danny Fitzgerald
  - On the board to support housing. We need more housing. Concerns about altering the community plan for a very small section of public right away. Agrees with Cory that approving with conditions is a way to get message across what we are unhappy with.
- Doug Livingston
  - The board shouldn't be designing the project.
- David Smith:
  - Has never denied housing in 7 years. If the site had a direct line to the trolley station he could get behind it. The number of parking spaces and the density of the project makes it unable to be supported. Restates motion.
  - Cory LaShell: Parking is something that they have the right to do and we should focus on other issues with the site.
  - Tamar Caspi: Recommends the letter to the city outline the issues that we have with the project.

**Vote: The board members vote on the motion, resulting in a unanimous decision to recommend denial of the permit application.**

**Adjournment.** At 8:55pm. The next meeting will be on November 7th, 2023 at Tifereth Israel Synagogue 6660 Cowles Mountain Blvd San Diego, CA 92119.

**Meeting Calendar 2023:**

January 12<sup>th</sup>, February 8<sup>th</sup>, March 8<sup>th</sup>, April 12<sup>th</sup>, May 10<sup>th</sup>, June 14<sup>th</sup>, July 12<sup>th</sup>, (August silent subject to the requirement for call for a meeting), September 13<sup>th</sup>, October 12<sup>th</sup>, November 8<sup>th</sup>, (December dark subject to the requirement for call for a meeting)