



*Meeting materials are available at [navajoplanners.org](http://navajoplanners.org)*

Wednesday, March 13th, 2019

**Tifereth Israel Synagogue**

6660 Cowles Mountain Blvd

San Diego, CA 92119

[navajoplanners@gmail.com](mailto:navajoplanners@gmail.com)

**7:00 p.m.**

**Call to Order:** 1900 hrs.

**Roll Call of Board Members:**

- |                                  |            |
|----------------------------------|------------|
| • Matthew Adams (San Carlos)     | March 2019 |
| • Danny Fitzgerald (San Carlos)  | March 2020 |
| • Richard Burg (San Carlos)      | March 2019 |
| • Terry Cords (Allied Gardens)   | March 2019 |
| • Tommas Golia (Grantville)      | March 2020 |
| • Steve Grimes (Del Cerro)       | March 2019 |
| • David Hardy (Allied Gardens)   | March 2020 |
| • John LaRaia (Grantville)       | March 2019 |
| • Douglas Livingston (Del Cerro) | March 2020 |
| • Lance Grucela (Del Cerro)      | March 2020 |
| • Stephen Dahms (Allied Gardens) | March 2020 |
| • Marilyn Reed (Allied Gardens)  | March 2019 |
| • Dan Smith (Grantville)         | March 2020 |
| • David Smith (Grantville)       | March 2019 |
| • Justine Neilsen (Del Cerro)    | March 2019 |
| • Robert Weichelt (San Carlos)   | March 2020 |

**Modifications to Agenda:** none motion made by M. Adams seconds D. Hardy 7-0

**Minutes:** Approval of the February 13<sup>th</sup> 2019 meeting minutes motion made by J. Neilson second by M. Adams 7-0 (M. Reed, S. Grimes, L. Grucela counting ballots and did not participate in approval)

**Directors Report:** .pdf sent out to announce how this body is the community voice. CPC well attended lots of issues covered minutes and agenda sent out

Chair:

Vice Chair: Social media changes website updated no navajoplanners.org. No ads on site now. NCPI pays for updates. Lots of info on site.

Treasurer: \$23.00 (cash) verified by R. Burg

**Elected Officials' Reports:**

- Councilmember Scott Sherman (Roarke Shanley): Last week council passed Reg reform waives minimum parking spot requirement within ½ mile of major transit stops including Grantville trolley stop area. Yesterday exempted specials Olympics for San Carlos Rec center as practice facility. Created new utility's underground district on 3/5 environmental planning phase on placement of utility boxes Fairmont Ave/Twain Ave. 35<sup>th</sup> annual children's block party at Organ pavilion in Balboa Park gives away free books for children flyers left. D. Hardy ask about ATT markings what is going on. Councilmember has not heard anything specifically but will follow up according to Roarke.
- Officer John Steffen (Community Relations Officer): Not present
- Representative Susan Davis - (Zach Bunshaft): Not present
- Mayor Kevin Faulconer – (Darnisha Hunter): Not present
- Assembly member Shirley Webber (Lee Hernandez): Not present
- City of SD Planning Dept. (Lisa Lind): Not Present
- Senator Toni Atkins (Ryan Trabuco): Not present

**Public Comment on Non-Agenda Items (3 minutes each):**

David Eg – Branch manager at library 3/15 2 pm age well drive smart CHP rules of road how it changes as you age. 3/22 Elizabeth St John author of *The Lady of the Tower* to present. see handouts

Jay Wilson – Crusader soccer spring soccer season started. 530 children involved.

**Informational Presentations:**

Gravity Apartments, 4530 Mission Gorge Place- Shannyn Henkel, Fairfield Residential

Introduction and overview of new mixed-use residential development in Grantville. Gravity Apartments is a ministerial project under the 2015 Focus Plan Amendment. Project will consist of approximately 325 units of which 25 are Live/Work.

Ed McCoy local development company since 1985. Old Cal Neon Sign building. Fronting on Mission Gorge place. There will be 507 parking spaces, which is based on bedroom spaces. Minstrel approval. Grading to start soon and take approx. 2-3 months. First units delivers in Jan 21 project expected to finish in late summer 2021. Excited to be in Navajo area

J. LaRaia asks if live/work units required – yes. Traffic impacts less than threshold average daily trip below 1,000 trip threshold.

Dan Smith – fabulous there is parking. disagrees with new reg. How will residents get to trolley

station – likely by foot down Mission Gorge. Development impact fees - traffic \$750,000, \$1.5 million for school, sewer and water \$1.6 million DIF \$2.6 million \$9.2 million total. Asks about east side drainage and how will water get to creek – existing pipe will collect stormwater. Site to be raised above floodplain and water will be treated prior to releasing into storm drain. Some NCPI board members discusses flooding issues on site. Dan would like to have NCPI active and involved in this project

D. Hardy – Market study down on demand live/work. – 50% of time developers use this method. Onsite stormwater management – will be treated onsite thru bio filtration unit and back into storm drain system. Will also infiltrate in some areas.

M. Reed – above development are homes how does structure affect view – they are higher than development but view of horizon will not block their views

M. Adams – paying lots of money \$28,000 per unit this is why stuff so expensive.

T. Golia – asks about landscaping. Landscape setback and a row of street trees along sidewalk. Southside to be improved also.

S. Haug – is construction theirs to the east – probably this development. Asked about roof appearance view to those living above on slope. Solar panels on open areas and activity space also included.

SDSU Mission Valley- Draft Environmental Impact Report/Initial Study- Gina Jacobs  
Assistant VP of Communications and Strategies

Presentation regarding the current status of SDSUs Draft Environmental Impact Report, along with update on how the technical team will be addressing comments/impacts as it relates to the Navajo/Mission Valley planning boundaries.

Presentation made. See website for details. <http://missionvalley.sdsu.edu/>

Dan Smith – connected by Friars, Camino Del Rio N and SD Mission Rd. wants IS/EIR to consider traffic impacts. Nobody seemed to care about the traffic impacts. Impacts would be significant. Hopes there is continuity between Grantville and project proponents. Flooding may be an issue. How are they planning to mitigate flooding impacts? Adding in a second tributary to handle north end overflow and filter it towards the river. Not touching the river and not part of plan. SDSU will be enhancing the ability for the manmade creek to have overflow and reduce flooding. Transportation to be studied as part of EIR. Mission Valley mobility did not study Grantville impacts. Need to look all the way past I-15 – Will be looking at traffic impacts. Wishes to work together to look at impacts. Would like the traffic engineer to meet with traffic subgroup so they can discuss issues - Would like to make that happen in the future.

J. LaRaia – Traffic impacts a concern and will be brought up and care about it a lot. Big concerns to NCPI. Offsite improvements to be built in. Not all offsite improvement built right away since the development will take some time. Improvements to happen as development happens. Cumulative impacts will be compiled. Would like to have them put out to community so they can understand the impacts.

Gln Farber – Asks if current trolley station to remain? – Station will remain 3 stops away for main campus. Some enhancements will likely occur. Will there still be public parking? - Yes, also 5,000 underground spots proposed

S. Haug – Concerned existing traffic flows are heavy going east/west. Have these been analyzed – SDSU states they are looking at impacts and will be examined in EIR. Will be worked into EIR

Audience member – When trustees hold meeting where will it be held – Long Beach (they hold all board meetings in Long Beach).

### **Action Items:**

Election of NCPI representative to the Mission Trails Regional Park Advisory Board

M. Reed current member. M. Adams makes motion to re-elect M. Reed if she is willing, S. Grimes seconds **11-0 in favor**

43 ballots cast get results from Steve G.

Approval of NCPI Letter to Councilmember Sherman's office regarding proposed re-development of the Grantville Trolley Station and its possible impacts to the Navajo Community.

Lot happen in Grantville area and our letter is a testament to the issues. We hope our Councilmember fights for us and helps with the serious flooding issue. J. Neilson recuses herself since law firm she works for works for MTD. **J. LaRaia makes motion to approve letter M. Adams seconds 10-0-1 J. Neilson abstains.**

### **Community Group Reports:**

- Allied Gardens Grantville Community Council – Finished first phrase of contributions to Zephyr at old Motel 6. Project continues local churches involved now also. Wants them to feel welcome to the neighborhood. Next meeting 3/26/2019 1830 hrs. at Benjamin library presentation on reverse mortgages.
- Del Cerro Action Council – J. Wilson: Next meeting 4/25 major update from all peoples church. May put in traffic signal between I-8 and Del Cerro Blvd. Princess Del Cerro Park playground being refurbished \$3,500 funded from Del Cerro Action Council.
- San Carlos Area Council - Mark Schultz – 4/5 next meeting every other month a speaker is present invites everyone to attend. Last meeting SDSU Prof Schultz spoke about war torn Europe. At 5/1/2019 meeting trying to get cannabis nurse to attend and present.
- Mission Trails Regional Park Advisory Board – No meeting this month.

### **Old Business:**

### **New Business:**

April 10<sup>th</sup> Pending Agenda Items:

**Informational:**

Montgomery-Gibbs Executive Airport Master Plan Update new business

**Action:**

Election of NCPI Officers

**Adjourn:** 2012 hrs.

**REVISED Meeting Calendar:**

**2019**

Mar. 13

April. 10

May. 8

June. 12- Meeting Conflict Location TBD

DRAFT