



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

**Wednesday, October 10th, 2018**

**Tifereth Israel Synagogue**

**6660 Cowles Mountain Blvd**

**San Diego, CA 92119**

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

**6:30 p.m.**

**Call to Order:**

**Roll Call of Board Members:**

- |                                  |                   |
|----------------------------------|-------------------|
| • Matthew Adams (San Carlos)     | March 2019        |
| • Danny Fitzgerald (San Carlos)  | March 2020        |
| • Richard Burg (San Carlos)      | March 2019 absent |
| • Terry Cords (Allied Gardens)   | March 2019 absent |
| • Tommas Golia (Grantville)      | March 2020        |
| • Steve Grimes (Del Cerro)       | March 2019        |
| • David Hardy (Allied Gardens)   | March 2020 absent |
| • John LaRaia (Grantville)       | March 2019 absent |
| • 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:**

**Minutes:** Approval of the September 12<sup>th</sup>, 2018 meeting minutes – Motion to Accept by Neilsen, 2<sup>nd</sup> by Weichelt

**Directors Report:**

Chair – None

Vice Chair – none

Treasurer - \$23.00 (cash) verified by Doug Livingston

**Elected Officials' Reports:**

- Councilmember Scott Sherman (Liz Saidkhanian): not present
- Officer John Steffen (Community Relations Officer): not present
- Representative Susan Davis - (Zach Bunshaft): 2 events—
- 1. Service Academy—information night 10/16 in Lemon Grove. For more info see Davis Newsletter
- 2. Oct. 20--- Understanding Foreign Relations Conference at Patrick Henry. For more info see Davis website or Newsletter
- 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 Ege—San Carlos Librarian. Lecture on Paranormal Investigation entitled “Science and Beyond” on 10/12 at 2:00 pm. Their website is [www.pacificparanormal.com](http://www.pacificparanormal.com).

Author Zoe Ghahremani’s whose novel, “*Sky of Red Poppies*”, was chosen by KPBS to be in the “One Book, One San Diego selection for 2012, will lecture on Oct. 26, 2 – 3pm at the San Carlos Library.

Mark Schulze, President San Carlos Community Council—Meetings are held on the first Wednesday of every month at 6:30 pm. Location is the San Carlos Library. Speakers will be scheduled every other month.

**Informal Presentations:**

None.

**Action Items:**

**San Carlos Village CUP #615707- Aaron Rodriguez, for 24 Hour Fitness**

Process 3 Conditional Use Permit requested for the 24-hour operation of an existing one story 34,215 sqft fitness center at 8876 Navajo Road. No construction is proposed for this project.

\*Note: Fitness Use is allowed per Zoning, however operation times are limited. Applicant requesting deviation from zoning to allow for 24-hour operation.

**Matt Adams—Motion to Approve, 2<sup>nd</sup> by Robert Weichelt**

Discussion:

Lance Grucela—L.A. Fitness has been at this location for 15 years with hours 7 am to 10 pm. For this new facility, will there be security? Ans.: Security from 7pm to 10 pm on site, with drive-by security after 10 pm.

Dan Smith- Cycle Review had improvements. Are you going to do them? Ans.: Improvements requested by the City—not sure if they will be completed. Discussion is ongoing involving improvements to the driveways.

Dan Smith- What about the residential project close by? Ans.: Closest resident is 139 feet away—no noise increase seen. Distance from residential project is not seen as a problem for the residents.

Aaron Rodriquez—Estimated opening date is Nov. 3

**Motion Passed Unanimously**

**Riverdale Site Development Permit #612608- Jeannette Temple  
Developer is the Atlantis Group**

Site Development Permit for redevelopment of a restaurant site to establish a two-drive through eating establishment that is within CPIOZ B and deviates from CPIOZ A supplemental development regulations at 10370 Friars Road (Black Angus Restaurant .)

Site development permit lease expires in 12 months. The other restaurants and businesses not affected. In particular, CVS has a 30 year lease and is not giving up the lease. It is the closest drugstore to the Stadium property with low rent and high sales.

Projects proposed:

1. In-and-Out Hamburger Drive thru
2. Starbucks Drive thru only

Doug Livingston—Will you be keeping the mature trees on site? Ans.: Yes

Matt Adams—Impacts of two restaurants both with a drive thru can be significant. How does the design account for impacts of traffic? Ans.: Median on Friars Rd. will help control traffic. The cue for In-and-Out will be 19 cars. This will prevent problems. There should not be any impact to traffic or parking.

Dan Smith—What is the cue for Starbucks? Ans.: 9 cars

Justine Neilsen—What about required parking? Ans.: Both will be providing required parking.

What about blocking spaces? Ans.: With the cue for each improved from other restaurants of the same kind, this will not occur. Each will exceed the City's requirement for cars in the cue.

**Matt Adams—Motion to approve site development permit with requirement of a full cue of 19 cars for In-and-Out as well as 9 cars for Starbucks. Additionally, the mature trees will be kept on site., 2<sup>nd</sup> by Dan Smith**

Continued Discussion:

David Smith—Area could have potential for high density multifamily residential—we need more mixed use residential. Why was this not considered? Ans.: Limited on what can be done on site due to the 30 year lease.

**Motion Passed Unanimously**

**NCPI Mission Valley Sub-Committee Review**

Requesting approval of NCPI Letter to the City of San Diego Planning department regarding Navajo's comments to the Mission Valley Plan Update.

See comments by Dan Smith under New Business.

**Community Group Reports:**

- Allied Gardens Community Council—Marilyn Reed—AGGCC will hold its annual Holiday Festival on Dec. 13<sup>th</sup> with a Tree Lighting Ceremony on Dec. 12. The Holiday Festival features the Lewis Middle School Band under the direction of Joshua Prout. Also performing on Dec. 13<sup>th</sup> will be students from Marvin and Foster Elementary singing some holiday favorite songs. The Tree Lighting will be held at the Waring Rd. Triangle with two elementary students lighting the decorated community tree.
- Del Cerro Action Council—Jay Wilson: Meeting will be Monday, Oct. 21, 2018 and the speaker will be current President of SDSU
- San Carlos Area Council—no report
- Mission Trails Regional Park Advisory Board—No report as no meeting was held. Next meeting Oct. 30, 2018

**Old Business: None**

**New Business:**

Informational: Edith Gutierrez with the City of San Diego will speak at the Nov. 14<sup>th</sup> NCPI Meeting on Accessory Units.

Dan Smith—why didn't the Grantville Master Plan address connectivity? This is a major problem for development in Grantville and Mission Valley. Roads such as San Diego Mission Rd. and Camino Del Rio North (which connect both communities) will have huge impacts and are not adequate to handle traffic increases. Can we open discussion on the financing plan and could there be shared Development Impact Fees between communities, which could be used to address the traffic impacts?

**Adjourn: 7:45 pm**

**REVISED Meeting Calendar:**

**2018**

Sept. 12

Oct. 10

Nov. 14

Dec. - DARK

**2019**

Jan. 9

Feb. 13 - Meeting Conflict Location TBD

Mar. 13

April. 10

May 8

June. 12- Meeting Conflict Location TBD