

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Wednesday, March 14, 2018
Tifereth Israel Synagogue
6660 Cowles Mountain Blvd
San Diego, CA 92119
navajoplanners@cox.net

7:00 p.m.

Call to Order:

Roll Call of Board Members:

- | | |
|----------------------------------|------------|
| • Matthew Adams (San Carlos) | March 2019 |
| • Open (Grantville) | March 2018 |
| • Richard Burg (San Carlos) | March 2019 |
| • Terry Cords (Allied Gardens) | March 2019 |
| • Tim Flodin (San Carlos) | March 2018 |
| • Steve Grimes (Del Cerro) | March 2019 |
| • David Hardy (Allied Gardens) | March 2018 |
| • John LaRaia (Grantville) | March 2019 |
| • Douglas Livingston (Del Cerro) | March 2018 |
| • Lance Grucela (Del Cerro) | March 2018 |
| • Stephen Dahms (Allied Gardens) | March 2018 |
| • Marilyn Reed (Allied Gardens) | March 2019 |
| • Dan Smith (Grantville) | March 2018 |
| • David Smith (Grantville) | March 2019 |
| • Justine Neilsen (Del Cerro) | March 2019 |
| • Dan Northcutt (San Carlos) | March 2018 |

Modifications to Agenda: Motion to approve agenda by D. Smith, second by D. Northcutt, approved unanimously 13-0

Minutes: Approval of the February 14, 2018 meeting minutes – Motion to adopt by D. Northcutt, second by D. Livingston, approved unanimously. Abstained by L. Grucela. 12-0-1

Directors Report:

Chair: Matt Adams –

Vice Chair: John LaRaia –

Treasurer: Marilyn Reed - \$23.00 verified by D. Hardy

Elected Officials' Reports:

- Councilmember Scott Sherman (Liz Saidkhanian): Water bills are still an issue at the City, if anyone sees higher than usual water bills the City has created a customer service group to investigate your water bill and determine if anything out of the usual is taking place. City Council working on new community sign

policy. D. Smith asks how city deals with graffiti. Liz suggest putting in request at City of SD website (Get It Done).

- Officer John Steffen (Community Relations Officer):
- Representative Susan Davis - (Zach Bunshaft): Bipartisan bill passed house to allocate funding in grants to reduce gun violence in schools. Representative Davis continues to push for stronger background checks for gun purchases. Representative Davis is currently writing a bill to allow veterans better selection to healthcare options. Representative Davis will be at the Rolando St Fair Sunday March 18th.
- Mayor Kevin Faulconer – (Anthony George):
- Assembly member Shirley Webber (Lee Hernandez):
- Senator Toni Atkins (Ryan Trabuco):
- City of SD Planning Dept. (Lisa Lind):

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

Terry Cords –24th March egg hunt at AG Rec Center. SC Rec Center on March 31st Easter egg hunt. Crusader soccer season started. Rec Council money issue \$130,000 AG \$70,000 for San Carlos Rec Center. Both Rec Councils are trying to preserve as much as possible before the money goes away. May consider giving funds to non-profits.

D. Smith – SDSU interested in Qualcomm site and willing to give presentation to NCPI. M. Adams says it is a very good ideal. T. Cords suggest getting both potential site developers to speak with NCPI. Cap improvement funds once city budget approved we were to get fund list. Would be nice to get that answer (list of projects). Alvarado Rd realignment funded to approx. 1 million according to Liz.

Justine – Sits on Code Monitoring Board. Recent meeting discussed density bonus for middle income 120-150 AMI. M. Adams said city attempting to incentive middle income housing through Reg. reform and increased density. Could lead to housing people could afford to buy.

Informational Presentations:

Riverdale Shopping Center:

Presentation on proposed redevelopment of the Black Angus Restaurant located at 10370 Friars Road. **Janet Temple and Brad Becker.**

Current owner purchased in 2017. Shopping center built in 1980. Wishes to discuss informally what is happening at shopping center specifically Black Angus. Black Angus leaving soon (2019). Potential interest include Dollar Store, auto parts store, dialysis building. In-n-Out Burger and Starbucks also interested. 2015 Community Plan amendment for Grantville. Discussion ongoing with Councilmember and deviate from CPOD area A. Allows for temporary use of drive thru (In-n-Out Burger) for now. Big issue has to do with traffic speed along Friars Rd (speed) for high density residential. CVS anchor tenant and lease another 36 years.

L. Grucela – Asks about cars backing out onto neighboring roads (Friars and Riverdale). 19-car stack potential, which is high. Where would cars line up? Site planning would keep cars from backing up on Friars.

S. Dahms – Asks about homeless encampments. Cannot manipulate riparian zone. Any brush clearing would require resource agency permits. Not planning to touch that portion of shopping center.

J. LaRaia - Potential concerns include site lines on corner and stacking. Trying to create mixed-use pedestrian walking zone. Suggests owner consider how to make it more walkable environment. Beautification efforts may come from city.

D. Smith – Asks if required to build trail for work? No, but J. LaRaia suggests they find out.

Audience member discusses how it is tough to enter and exit on Riverdale due to large trucks parked there. Would like to see that ended. Owner would support 3-hour parking along Riverdale. Asks if they could dumb down zoning language so audience can understand on next visit.

M. Adams - Ask when would come back with site plan. Approx. 3 months.

D. Hardy - Last month approved motion pertaining to cycle issues report prior to return.

Action Items:

2018 Election Committee

Election Results

Name	Vote count
Dan Smith	21
Doug Livingston	21
Lance Grucela	20
Tommas Golia	20
Danny Fitzpatrick	20
Robert Weichelt	21
Stephen Dahmes	20
David Hardy	20

Community Group Reports:

- Allied Gardens Community Council – 3/27 at Benjamin library State Senator Toni Atkins will present. 4/7 10 a.m. at Ascension Lutheran Church AG Arbor Day celebration in conjunction with establishment of AG Community Garden. Family/Group can rent box \$100 per year. Keep eye out concerning property to west of Waring Rd. Property is land-locked. Concerned about what might happen would appreciate a heads up if NCPI hears anything.
- Del Cerro Action Council – 4/26 next meeting
- San Carlos Area Council -
- Mission Trails Regional Park Advisory Board – 3/6 last meeting. Informational items mostly. Solar project at campground little progress. MT flow regulatory project. Would require large tanks for chlorine bleach to be stored. More info next month. Leslie Perkins (Exec Director) has resigned from foundation. In process of replacement. Narrowed down to seven (7) at moment.

Old Business / New Business / Adjourn at 2002 hrs.

Potential project on Ridgemoor Drive 5,600 sq. ft. house proposed. City evaluating and NCPI just received cycle report and M. Adams will post on website.

NCPI will be looking for new webmaster since George is retiring in April.