



Meeting materials are available at navajoplanners.org

October 14, 2020 Minutes
By Video Conference
navajoplanners@gmail.com
6:30 p.m.

Call to Order: October 14, 2020 @ 6:35 p.m.

Roll Call of Board Members:

- Matthew Adams (San Carlos) March 2021
- Danny Fitzgerald (San Carlos) March 2022
- Robert Weichelt (San Carlos) March 2022
- Terry Cords (San Carlos) March 2021
- Cory Lashell (Grantville) March 2022
- David Smith (Grantville) March 2021
- John LaRaia (Grantville) March 2021
- Tommas Golia (Grantville) March 2022
- Stephen Dahms (Allied Gardens) March 2022
- Marilyn Reed (Allied Gardens) March 2022
- Shain Haug (Allied Gardens) March 2021
- Vacant (Allied Gardens)
- Justine Nielsen (Del Cerro) March 2021
- Jay Wilson (Del Cerro) March 2021
- John Hoy (Del Cerro) March 2022
- Lance Grucela (Del Cerro) March 2022
- 0 -Absent
- 0 -Excused

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

Kathleen Lippitt – Shares information on the value of feedback from CPGs and the CPC. At the CPC August meeting it considered and voted on the 2020 updates of the municipal code. The two codes in particular were the reduction of time to appeal a CEQA project and to allow non-conforming uses. But the Planning Commissions and Planning Commissioner rejected the recommendations of the CPC representing the 52 planning districts.

Iris Lomell - From the Census Office reports on the continuing and termination opportunity to respond to the census inquiries. But October 15, 2020 is the cutoff date for responses.

Modifications to Agenda:

Approval of Agenda Moved Danny Fitzgerald. Seconded Steve Dahms. 10/0 AIF. The motion passes.

Minutes:

Approval of the minutes of the September 9, 2020. Moved by Matt Adams Seconded by John LaRaia 10/0 AIF. The motion passes.

Directors Reports:

Chair – The chair spoke with the Alvarado Realignment Project (Mission Gorge and Fairmont) and in early 2021 the city will come to the NCPI with a report from the City Transportation and Storm Water Department. This is on the top of the NCPI list with \$1M in NCPI DIF

CPC Representative – No Report

Vice Chair - The area around Patrick Henry has suffered a series of car invasions.

Treasurer - \$27.00 (cash) verified by popular acclaim. Plan to donate the cash to the Temple.

Secretary – The draft minutes will be sent to the Chair and Vice Chair for further distribution and corrective comment.

Elected Officials' Reports:

Councilmember Scott Sherman – District 7: Lisa Scott reports parking citation enforcement will resume. Many issues are raised regarding brush abatement and contact can be made with the council office for assistance and direction. The Fire Marshall can be called but the City cannot act unless the Fire Department finds a violation. Department of Development Services are now working on-line. She hopes to have Councilmember Sherman attend and report to NCPI sometime soon.

Community Group Reports:

Allied Gardens Community Council— Shain Haug: Our September 22, 2020 Town Hall Meeting was a great success. Our thanks to Jay Wilson for his leadership in this. Current plans provide for our January 2021 Town Hall Meeting to be directed to the San Diego River.

Del Cerro Action Council—Jay Wilson: No report

San Carlos Area Council—Mark Schulze: No report

Mission Trails Regional Park Advisory Board—Marilyn Reed: There still are no meetings of the Board but a recent email mentioned California Clean Air Day with the plan to plant 40 trees. A recent email talked about a series of on-line meetings and lectures about the environment and biology of the park.

Action Items:

Election to fill vacant seat for Allied Gardens – The singular applicant is Chris Galuppo. The vote is by the Board because there is only one application. Moved for appointment by Shain Haug Seconded by Steve Dahms. The vote is 12/0 (AIF) thereby appointing him to the NCPI. His tenure will begin at the November 2020 meeting and will continue through November 2022.

Navajo Storm Drains – PS 664472 with NCPI DIF assessment of \$1.78M by Ronald Famorcan, Lynn Hassoun, Eham Loffti: Information regarding the funding has been provided to the Chair. John La Raia comments that this does not appear to be an enhancement as distinguished from regular infrastructure maintenance. Ms. Loffti comments that this is not a regular maintenance project. Rather it is an increase in size, capacity, and extension to meet the requirements of the discharges from upstream developments and to protect the canyon from the increase in water flow. Mr. LaRaia comments that the development in question is not recent. Ms. Loffti comments that the work is at the discharge point where there is insufficient capacity. Ms. Loffti comments that the system is deteriorated to the point where flooding and street/sidewalk damage can occur. Mr. LaRaia asks how this would be done without the DIF. Ms. Loffti comments her expertise relates to the engineering aspects, not funding, and that the funding is in the hands of the Council. Ms. Loffiti comments that the issues on the funding should be taken to the Council. This project and funding was approved by the Council in 2018.

Justine Nielsen comments that the fact sheet shows it as a maintenance project. How was it represented to Council? The fact sheet shows rehabilitation and repair and not a community enhancement. It appears that there was a disconnect during the 2018 Council approval processes. Perhaps we have to go back to Council to resolve what the Council considered the basis of the approval.

Shain Haug asks whether the 2018 Council approval included the use of the NCPI DIF. It appears that it did. It is uncertain how this worked and whether NCPI was given sufficient notice about the project and the use of NCPI DIF what the Council was told about the project.

David Smith presents the 2018 CIP adjustment requests and the request for use of DIF during a discussion of how the process works. That this kind of demand on the NCPI DIF should have come to the NCPI at the time it was considered. There should be some way to get into the process early on, something in the nature of notice by the Council to the NCPI, of contemplation of use of the local DIF.

Danny Fitzgerald comments that the commitment has been made by the council.

John La Raia moves to support the capital improvement project without any further expenditure of NCPI DIF beyond that already spent. Second by Matt Adams. The vote is 9 in favor, 1 opposed, and 2 two abstentions. The motion to support the capital improvement project without any further expenditure of NCPI DIF beyond that already spent passes.

Navajo Family Apartments – Community Housing Works by Mary Jane Jagodzinski, Anna NcMaster, Carlos Rodriguez, Sochiata Vutthy, Michelle Sites. In addition to what was discussed in September 2020 a further presentation was made regarding the many affordable housing projects by Community Housing Works throughout San Diego County and California. The representatives explained that their goal is to provide a residence centered development and engagement of residents by building a community with on-site services. They demonstrated some of the developments in the area and the sustainability of their designs. They showed how the developments have affected the local housing values, school performance, crime activities, and the like. Then they went on to a more detailed look at the 45 units and the general layout of the development, parking in compliance with the city requirement, security, and view protection. The project will not require any zoning variance. There will be over \$900,000.00 in DIF. The project will be 100% affordable to low and middle income families with resident manager. There will be controlled access and robust security features including background checks, criminal background checks, and ID checks. The building will be sustainable as fully ecofriendly.

Board questions and comments:

Justine Nielson comments that it is a great project consistent with the zoning and conforms to the community standards.

Daniel Fitzgerald comments how good it is to have such a development with supporting services and that this meets the needs for affordable housing in the community that will be a great asset.

David Smith asks how much of the petitioned grant will contribute to the project and what funding other sources will be available. In response, the developer is working on a broad variety of funding sources but in competition with other developments. Getting the funding is very competitive.

David Smith asks about the time line and how long Nicolosi's will remain in business. This is still open for discussions but the developer is trying to keep the restaurant in business as long as possible up to the clearance of the land.

John LaRaia comments on the excellence of the presentation and the project itself.

Public questions and comments:

Kathleen Lipitt comments in favor of the project and expresses that a ban of smoking will be a sound public housing policy. The developer comments that there will be a no smoking policy. Further, the paint, flooring, and the like will be non-allergenic.

Carl Schonfeld asks about traffic and pedestrian flow, whether there has been a traffic analysis with specific concern about the speed of traffic on the blind curve into the eastbound traffic on Navajo

toward the project ingress and egress. The developer comments that they are working with traffic analysis and that the project will not have an impact on local traffic. Carl mentions again the issue is the speed of traffic and the need exit to the left lane to make a U-turn at the next intersection to proceed west. There is some concern about visibility upon egress into the east bound traffic on Navajo.

Danielle Towne asks about the population density in the building including formal residents and guests of tenants who may remain long term. The developer will provide strict guidelines in the lease with limits on occupancy and restrictions on long term guests. Guests are limited to two weeks and the project will monitor. The resident proportions per unit will be two per bedroom plus one. Danielle Towne further comments on the potential problem of a revolving door for two week guests. The developer comments that this would be in violation of the lease. The Mission Time Courier article mentioned addition of units. The developer states no additional units are contemplated. Danielle Towne asks how the rules on residence, smoking, and the like will be monitored with only one resident manager. The community will rely in large part on the self-management by the residents. Rick Towne comments on his nine year tenure in the neighborhood and expresses concern about traffic and what he considers lack of in-depth consideration for that matter, the impact on the local schools, the lack of public transit, and the on street parking that will develop. He feels that the viewpoint of the developer is that of the tenants rather than that of the community overall, that the interests of the community are not foremost in the developer's consideration. He goes on to reiterate the hazard of the east bound traffic on Navajo.

Beth Aguirre asks how the tenants are chosen. The developer uses a lottery to determine the order of consideration then does a financial background to determine eligibility and then a background check. Paul Girard comments that developments in the area have not been detrimental and that the presentation was excellent, but he continues to have concern with the east bound traffic on Navajo and egress from the development..

Karen Zeiger raises questions about which school (Greene) and whether the school will be overburdened and how students will travel to the school.

Motion by John LaRaia moves to recommend approval of the projects. Seconded by Matt Adams
Board Comments:

Matt Adams comments that we take these matters seriously. That he uses the facilities in the area, that it is well designed and thought out and recommends approval.

John LaRaia comments we are experiencing declining school enrollment in the area that that his would be favorable in that regard.

David Smith comments on the value of DIF to the community.

The vote is 12 to 0 (AIF). The motion to recommend approval of the project passes.

Informational Presentations:

Allied Gardens/Grantville Sewer Pipeline Rehabilitation Project – Kyle Nelson, Assistant Engineer City of San Diego. Project consists of repairing, servicing and replacing sewer mains throughout the communities. Presentation and discussion is deferred to November 2020.

NCPI Sub-Committee Reports:

All Peoples Church - The sub-committee meeting will be scheduled for the first week of November 2020 and will report during the November 2020 NCPI meeting

Flooding - No Report

Traffic Committee - No report

Old Business:

None

New Business:

None

Adjourn: 8:59 p.m.

REVISED Meeting Calendar 2020:

January 8th, February 12th, March 11th- Elections, April 8th Masonic Hall, May 13th cancelled, June 10th by Zoom, July 8th by Zoom, August 12th by Zoom, September 9th by the Zoom, October 14th by Zoom, November 11, 2020 at/by TBD (note, this is Veterans Day), December 2020 Dark.

Public Attendees and Presenters:

Paul Girard, Liz Lomeli, Danielle Towne, Steve Swieciki, Kate Sumida, Louis Towne, Victor Marano, Ruth Towne, Michael Mentz, Richard Telford, Jon Becker, Steve Poliakoff, Carlos Rodriguea, Deborah Simcox, Jeff Clemetson, Marilyn Singer, Chris Galuppo, Elle Lotti, Larry Dawson, Adrienne Villagos, Steve Joyce, Kathleen Lippitt, Carl schonfeld, Ronald Famorzan, Arturo Vazquez, Lisa Scott, Anna NcMaster, Beth Aguirre, Sochiata Vuthy, Dan Tomsy, Doug Livingston, Kelly Moden, Jeff Thomas, Karen Zeiger, Mardine Davis, John Becker, Jeff Thomas, Elisia Doonan, Mary Jagodzuki