

NAVAJO COMMUNITY PLANNERS, INC.

Mission Valley Church of the Nazarene
4750 Mission Gorge Place
San Diego, CA 92120
navajoplanners@cox.net

AGENDA

Meeting Agenda for Monday, July 16, 2007

Call To Order: 7:00 P.M.
Roll Call Of Board Members
Pledge Of Allegiance
Modifications To Agenda
Approval Of The June 18, 2007 Meeting Minutes

Officers Reports:

- President's Report
- 1st VP Report
- Treasurer's Report

Elected officials reports:

Action Items:

- 1. Crown Castle, Mission Gorge. Mark Lindman, Project #105832**
CUP/PDP Process 4 for a wireless communication facility consisting of an existing expired satellite dish on a 10' pole. Associated equipment exists inside building with a new outdoor cabinet to be located at the base of the pole all located at 7189 Navajo Road.
- 2. Verizon Lake Murray, PTS 97765**
Shelly Kilbourn for Verizon
Renewal of Conditional Use Permit for cell tower located near Keils shopping center
- 3. Interim & Long-Term Sewer Maintenance & Emergency Access Plan for Rancho Mission Canyon**
Anna DelRincon, Project Manager/Engineering & Capital Projects
Plan details for accessing sewer infrastructure for maintenance and emergency activities within Rancho Mission and the maintenance of the access paths.

Information Items: None

Public Comment on Non-Agenda Items:

Sub-Committee reports:

- By Laws – John Pilch

Community Group Reports:

- Allied Gardens Community Council - Cindy Martin
- Del Cerro Action Council – Michael McSweeney
- San Carlos Area Council – John Pilch

Old Business / New Business / Adjourn

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 Mission Valley Church of the Nazarene
 4750 Mission Gorge Place
 San Diego, CA 92120

Meeting Minutes for Monday, June 18, 2007

Call to Order: 7:01pm

Roll Call of Members:

Present:

Matt Adams – San Carlos	Cindy Martin – AG/Grantville	Mark Rawlins – Del Cerro
Randal Densley – AG/Grantville	Michele Nash-Hoff – Del Cerro	Eric Sands – San Carlos
Brent Eidson – AG/Grantville	Dale Peterson – San Carlos	Cory Sharp – Del Cerro
Pat Jackson-Fassett – San Carlos	John Pilch – San Carlos	
Charles Little – AG/Grantville	Terry Jo Platt – AG/Grantville	

Excused:

Robert Castaneda – Del Cerro
Mike McSweeney – Del Cerro
Mickey Zeichick – San Carlos

Absent:

Paul Thomas – Del Cerro	Marilyn Reed – AG/Grantville

Pledge of Allegiance: Mr. Charles Little

Modifications to the Agenda: Agenda Item #4, Verizon Lake Murray PTS#97765 was erroneously added to this agenda. The item will be heard in July. Item #2 is an information item.

Approval of the April Meeting Minutes: Motion – Pilch, Second – Rawlins to approve the minutes from the May 21, 2007 meeting. Motion was approved with Mr. Castaneda, Mr. McSweeney, Ms. Reed, Mr. Thomas and Ms. Zeichick absent.

Officers' Reports

President's Report:

- Mr. Adams – May 22, 2007 the City Council approved the By-laws shell, Council Policy 600-24. This gives NCPI the ability to complete the update of our by-laws. Mr. Adams offered to provide a digital copy of the by-laws shell to any interested persons if they contact him through email at navajoplanners@cox.net.

Vice President's Report:

- Mr. Pilch – No report.

Treasurer's Report:

- Ms. Jackson-Fassett reported a balance of \$175.20

Secretary's Report:

- Mr. Eidson requested the Directors provide him with the information needed to update the official Board roster.

Elected Officials' Reports

Jay Wilson, Councilman Madaffer

Mr. Wilson's granddaughter Kaila was awarded Most Inspirational Student at Pershing Middle School on June 18, 2007.

Mr. Madaffer is hosting a community meeting on Tuesday, July 10th from 6:30pm to 8:00pm at the San Carlos Branch Library.

7-11 has resubmitted their plans to DSD and should be available for the public to review again shortly. The store will still face Orcutt, as proposed, instead of Waring Road within the Allied Gardens neighborhood.

No progress on the property at Parkridge and Navajo so the property has been relinquished back to Suncorp.

Lesley Henegar, Mayor's Office of City Planning & Community Investment

Mr. Madaffer proposed the funding for the Grantville Community Plan update and was adopted by the City Council on June 12, 2007. The City and the County continue to hold settlement discussions relative to the County's lawsuit against Grantville Redevelopment. Tracy Reed (619.236.6543) will be the lead from the redevelopment agency and Jennifer Cordeau will be the new liaison for Navajo in the Planning Department.

Mr. Little: How much of Mission Valley Village is located within the 100 year floodplain?
Ms. Henegar responded that it does not reside in the floodplain.

Jaymie Bradford, Policy Advisor, Office of Mayor Jerry Sanders: Navajo's new community outreach staff member from the Mayor's office is Stephen Lew. Mr. Lew was not present at this meeting as Miss Bradford and Ms. Lee were present representing the Mayor.

Action Items

Proposed Mini Dorm Ordinance

Presented by: Jaymie Bradford, Policy Advisor, Office of Mayor Jerry Sanders
Amanda Lee, Senior Planner, Development Services Department

Mini Dorm Forum held in September 2006

Land Use & Housing (LU&H) hearing in November 2006

LU&H hearing in March, 2007

Mayor's Office drafted code amendments to be heard by Council on July 9.

Ms. Lee presented Mini Dorm Amendments and Enforcement Efforts as a handout (Attachment A) to the Board and public and provided a verbal presentation. On page 2, Proposal #5 the Mayor's office is recommending one additional parking space per bedroom for each single dwelling unit with 5 bedrooms or more instead of the 4 bedrooms listed on the document.

Miss Bradford informed the Board that the Mayor's office is recommending 5 bedrooms in "proposal #5" but as reported out by LU&H, the proposal still stands at 4 bedrooms. If the community supports the 5 bedroom proposal, they will need to inform City Council of that support.

Board members inquired about: a) enforcement; b) parking permits; c) bedroom limits before triggering parking requirements and allow exceptions.

Ms. Lee responded that staff had reviewed the impact to enforcement and parking permits. The community stated before the LU&H Committee that they didn't want the permit expanded.

Nextel Golfcrest, Project #82186

Presented by: Jim Kennedy, Sprint Nextel

Sprint Nextel is proposing to fill a gap in coverage along Mission Gorge Road and Golfcrest Drive by installing an antenna at the property on the southwest corner (7492 Golfcrest Drive). This is already a collocation site for Cingular, T-Mobile and Verizon. The Sprint Nextel project is "stalled" at this time so the proponents are requesting community input regarding the faux tree design on the southwest corner of the property.

Concept A: Proposed a faux tree, 10' shorter than the existing Verizon tree, on the southwest corner of the property.

Concept B: Proposes a "tower", large stucco appearing structure, located on the northwest corner of the property.

Concept C: Additional faux chimney on the existing structure, but is inferior in design and RF coverage.

Mr. Pilch reported on the San Carlos Subcommittee hearing discussion about the proposed telecom design. The subcommittee voted to recommend that the site be approved, but favored, Concept C, the faux chimney design. Subsequent to that vote, Mr. Pilch received a number of emails expressing concern that the existing structure would look "strange" with all the chimneys. Mr. Pilch suggests that we approve the design for the faux tree provided that enough branches are installed to sufficiently cover the antennas.

Motion by Pilch, seconded by Nash-Hoff to recommend approval of the Sprint Nextel telecom site at 7492 Golfcrest Dr. in a 30' faux pine tree on the site nearest Mission Gorge Road. Motion carries 11 – 1 with Mr. Peterson voting no and Mr. Castaneda, Mr. McSweeney, Ms. Reed, Mr. Thomas, Ms. Zeichick absent and the Chair not voting.

Information Items

Navajo Financing Plan

Presented by: Vicki Burgess, Facilities Financing

The City is conducting the first update of Navajo Plan since 1998. The current development impact fee (DIF) is \$2,162.00 which is deposited in the Navajo Financing account and can only be spent on projects within Navajo Community.

The updated plan recommends increasing that fee to \$6,566.00. DIF can only be used to construct new facilities or capacity, not to maintain or improve existing facilities.

Board members were presented with a copy of the draft facilities financing plan and have been asked to participate in the updating the plan.

Request: Review the project list and establish the community's priorities.

Mr. Pilch inquired about Centerpointe's agreement to provide funding for the improvement at Alvarado Canyon Road and whether that was included in this draft plan. Ms. Burgess replied that the agreement was in addition to DIF, not inclusive.

Mr. Sharp inquired about the process to spend the funds and who is in charge. Is it at the discretion of the Councilmember for that district?

Ms. Burgess: In order to spend funds the entire Council must take the final action to do so but traditionally they have given deference to the councilmember that represents the district where the project is located. Then, the Mayor must also approve the funds and sign the resolution before the funds can be transferred from the Community's account into the new project.

SDSU Campus Master Plan Revisions

Presented by: Tony Fulton, Director of Facilities Planning Design and Construction
The EIR for the Campus Master Plan is available and comments are due by July 27, 2007. SDSU will respond to the comments and present a final report to the Trustees for action on September 18, 2007.

To review the document, visit their website at:

<http://advancement.sdsu.edu/masterplan/2007/approval.html>

SDSU is increasing the number of beds they are providing on campus from approximately 350 to over 3,000.

Adobe Falls development has been downsized to 348 units vs. the suggested 540 housing units in the original proposal.

Upper Village (5.5 acres) will be accessed by Mill Peak Road and have 48 units. Lower Village will hold 124 units due to traffic constraints. Have included the alternate that could they find another access, they could increase the density from 124 to 172 units, but would be a gated community to prevent thru traffic.

DCAC asked SDSU to explore all the possible accesses and each of them has been benchmarked against the affordability of the total project. Assuming a baseline of \$440,000 per unit, the access options range from \$172,000 per unit to \$13,000 per unit.

SDSU has included a review of the habitat and what should be preserved and restored and eventually available to the public. 9.5 acres will be kept as open space.

SDSU will have restrictions on the property that precludes sale to the general public. All sales must be back to the pool and not subject to the open real estate market.

Non-Agenda Public Comment

Dr. James thanked the Board for its support of the restoration of the bus stop at the corner of Waring Road and Princess View Drive and provided the Board with a certificate of appreciation.

Mr. Pilch announced that they are proceeding with the 4th of July Music Fest and thanked the Allied Gardens Community Council, Del Cerro Action Council and the San Carlos Area Council for their funding support. They are still in need of funding and continue to ask for community and local business support. Visit www.navajoevents.com for more information on this event as well as others in the community.

Sub-Committee Reports

By-Laws: John Pilch

Mr. Pilch presented the results of the last subcommittee meeting and his written report (Attachment B).

The subcommittee has completed 14 of the 20 pages and will meet again to conclude their review and recommendations. All recommendations will be ready for full Board consideration at the September meeting for approval and final submittal to the Planning Department prior to the October 1, 2007.

Community Group Reports

Allied Gardens – Cindy Martin: Town Hall meeting on Tuesday, July 24 with speaker TBD.

Del Cerro Action Council – Mark Rawlins: Meeting on June 28, 7:00pm at St. Therese. Discussion regarding the EIR for Adobe Falls as released by SDSU.

San Carlos Area Council – John Pilch: No meeting in July as the meeting date conflicts with the music fest. Mr. Pilch encouraged all to come to the 4th of July Music Fest instead. August 1 meeting will have Barbara Cleves Anderson present to discuss her role on the City's Charter Review Committee.

Old Business

New Business

Mr. Sharp inquired about the current by-laws prohibition of participating in issues while being a paid advocate.

Ms. Jackson-Fassett raised her opposition to receiving advocacy mail and email from "Citizens for a Better Grantville" and requested that all future communications cease.

Mr. Pilch expressed similar concerns but further queried about how "Citizens for a Better Grantville" gained access to home addresses and emails.

Adjourn: 9:34pm

ATTACHMENT A

Proposed Mini Dorm Amendments and Enforcement Efforts

Amanda Lee, Senior Planner (619) 446-5367, ajohnsonlee@sandiego.gov
www.sandiego.gov/development-services/industry/minidorm.shtml

Summary: Mini Dorm problem is being addressed through a two-part solution

- Address illegal behavior through enforcement of CAPP program, Social Host Ordinance, Second Response Ordinance, Noise, Trash, Parking regulations
- Amend code to prevent development that is inconsistent with single family neighborhoods

Administrative Citation and CAPP Programs

- The Administrative Citation Pilot Program allows SDPD when responding to a party call to issue a warning or administrative citations (\$1,000) to the tenants of the house. Since April 30, 2007, 21 citations have been issued at 9 properties.
- The program will be evaluated at 3 months and 6 months. Goal is a reduction in the number of disturbance complaints. Community feedback will be solicited.
- As of January 19, 2007, 19 houses had been CAPP'd by the Police Department. Two additional houses CAPP'd in June 2007.

SDSU Involvement

- SDSU created a new code enforcement position to issue citations for property maintenance and any code violations visible from the public right-of-way on evenings and weekends in the College Area community
- SDSU police issue citations for noise related to SDSU fraternity, sorority or residence halls. SDSU police and SDPD exchange information regarding party locations
- SDSU Associated Students sponsor a Good Neighbor Program which sends out student teams to identify and meet with party houses. This has been effective; SDPD revisited only 3 of the 150+ properties the Associated Students visited.
- The SDSU student code of conduct was expanded to include some off campus areas and allows for academic sanctions; 92 students were disciplined since the modified CSU Trustee policy went into effect.

Mini Dorm Issue Related to Development:

- There is no existing bedroom limitation for a single dwelling unit which has resulted in units with an excessive number of bedrooms (facilitating high occupancy)

ATTACHMENT A

- A single dwelling unit is required to provide 2 parking spaces in all cases except in campus impact area where homes with 5 or more bedrooms must provide 1 parking space per bedroom (new home) or 1 space per added bedroom whichever is less
- Recent 6-9 bedroom remodels have been able to meet the existing parking requirement in the campus impact overlay zone resulting in an unintended development pattern (excessive number of cars resembling parking lot)
- The existing limitation on hardscape (70% max in front yard) is not effective in limiting vehicular use. Hardscape beyond the front yard setback is not currently regulated.
- Residents identified the issue of cars parked all along a front yard as a concern. The existing 25-foot driveway width (31 feet at curb counting driveway apron) facilitates greater vehicular use and access at the property line and reduces on-street parking.

Proposal (citywide amendments):

1. A 6 bedroom limitation on lots less than 10,000 square feet in size in RS zones,
2. A limitation on hardscape areas in the front yard to a maximum of 60 percent coverage, including a general limitation to minimize hardscape in the street yard (front yard and street side yard) to include a driveway, walkway, and decorative paving,
3. A limitation on hardscape for vehicular use to accommodate a maximum of 4 vehicles on the premises (outside of a garage) on lots less than 10,000 sq ft in RS zones, and
4. Minimum parking design regulations for single dwelling unit developments.

Proposal (campus impact area):

5. A modified threshold to require one additional parking space per bedroom for each single dwelling unit with 4 bedrooms or more,
6. A new limitation on garage conversions to require a minimum of 2 enclosed parking spaces for each single dwelling unit with 4 bedrooms or more, and
7. A reduced driveway width for single dwelling units to 12 feet for consistency with the beach impact area.

Rooming House Ordinance

- City Attorney proposed boarding house ordinance would allow a max of 2 rooms to be rented in a single dwelling unit. Rental of 3 or more rooms would only be allowed in multi family and commercial zones. Existing "rooming houses" would have previously conforming rights unless use is vacated for one year.
- This strategy was prompted by City of Lompoc request for Attorney General Opinion. City of Orange and Bakersfield also have boarding house ordinances.

ATTACHMENT B

Navajo Community Planners, Inc. Bylaws Review Subcommittee Report for NCPI on June 13, 2007

The NCPI Bylaws Review Subcommittee held its latest meeting on Wednesday, June 13, 2007 at 6 PM at the Benjamin Library on Zion Avenue at Waring Road. Subcommittee members present: John Pilch, Cindy Martin and Brent Eidson, which constituted a quorum. Two members (Cory Sharp and Mickey Zeichick) were excused. Other NCPI Board members present: Charles Little, Marilyn Reed and Dale Peterson. Betty Torre was the only member of the public present, which brought the total to 7.

The subcommittee then began its review of the latest Bylaws Shell, released by the City of San Diego Planning Department on June 5, 2007. The results of the discussion on Options Available portions of the "newly revised shell" were:

Article III – Community Planning Group (CPG) Organization

- Sec. 1. Number of Elected Members – 16, with four (4) from each Community, including Grantville. All members are to be elected by the public.
- Sec. 2. By whom are seats filled? By any member of the public who meets the eligibility requirements listed in this Section. No designees qualify. All seats are at-large. To become an eligible member to be elected, a person must attend three (3) meetings prior to the NCPI meeting in February.
- Sec. 3. Terms are fixed at two (2) years.
Total Consecutive Years of Term Limit is fixed at eight (8) years.
Maximum number of consecutive years on the Board is eight (8), as is the maximum total of years of service time, not individual seats held.
- Sec. 6. Anyone participating in a meeting where actions are alleged to have violated the Brown Act may be subject to civil or criminal consequences.

Article IV – Vacancies

- Sec. 1. A position on the CPG is deemed vacant when a Director resigns in writing or the secretary reports in writing to the Chairperson that a Director has been absent for three consecutive meetings or is absent for the fourth time in a 12-month period. Consideration should be given to add: loss of eligibility, such as moving from the area, as a reason to declare a seat vacant. No Option here – NO EXCUSED ABSENCES!
- Sec. 2. Filling Vacant Positions – Appointment or Election?
The group was unanimously in favor of advertised general elections to fill a vacancy. Further discussion is needed, especially for vacancies that occur close to the annual Election or when circumstances dictate that a seat be filled ASAP.

ATTACHMENT B

Article V – Elections – must be held in March for every CPG in the City of San Diego

- Sec. 1. The Option unanimously selected was Annual Elections.
An Elections Subcommittee is to be established in January.
The Elections Subcommittee presents a complete list of interested candidates at the February meeting, at which a candidate forum is to be advertised and held. Candidates may be added at this meeting.
To be an eligible candidate, documented attendance at three (3) meetings in the previous 12 months, prior to February, must be on record. There was opposition to this selection.
- Sec. 2. Voting Policies – One or Multiple Locations to cast a vote? The unanimous selection is one location and one meeting, at which the annual election is held in March.
- Sec. 2. Write-In Candidates – Allowed or Not?
The selection is to allow Write-In Candidates, only if they are eligible.
- Sec. 3. Voting shall be by secret written ballot, with no proxy voting allowed.
- Sec. 4. Finality of the March Election – in March or April?
The election becomes final after results are announced at the conclusion of the noticed, regular March meeting. We are working on clarification of when and how a challenge to the election results must be made.
- Sec. 5. Voting Procedures – Many Selections to Make. We included voting times, voting locations, voter eligibility, candidate eligibility, elections committee establishment and responsibilities, promotion of elections, counting votes (plurality, not majority needed), write-in candidates allowed, if eligible, poll location (one), no mail-in ballots, managing polls and counting ballots, reporting election results to the Chair and election challenge criteria and procedures (must be done verbally at the meeting, with a follow-up in writing to the Chair, Elections Committee Chairperson and/or Secretary within 24 hours.

Article VI – Community Planning Group Member Duties

- Sec. 1. Each member is to refrain from conduct detrimental to the planning group or its purposes under Council Policy 600-24.
- Sec. 2. Each member has a duty to attend all meetings. Non-Agenda Public Comment shall occur at the beginning of the meeting.

The Option selected is to allow the Chair to fully participate in discussions and vote on all Action Items. There was opposition to this.

ATTACHMENT B

Sec. 2 (b) Subcommittees

The Option selected is to have mandatory subcommittees for each of the four Navajo communities, with a maximum of three Board members and two public members on each, with an opportunity for the subcommittee to waive a hearing on an issue or project. One Board member had opposition and stated that only planning group members should be on a subcommittee and only from the project area.

Article VII **Planning Group Officers**

The subcommittee recommends adding a Treasurer to this group and the term fixed at one year, with a maximum of eight years.

Secretary – add duty to maintain the Eligibility Sign-In sheet for candidates who wish to be considered for election the following March.

Officers and representatives to the CPC shall promptly disseminate pertinent information that is received by the CPG regarding its official business.

There are more Options to discuss and these will be taken up at the next meeting of this subcommittee. We have completed review of 14 pages of a 20-page document and hope to have all recommendations ready for consideration by the entire Board at the September meeting for submittal to the Planning Department by October 1, 2007.

The Subcommittee Chairperson again would like all NCPI Directors to consider adopting Standing Rules to allow NCPI to amend procedures without the mandatory use of the Planning Department and the City Attorney.

John F. Pilch, Chairperson, NCPI Bylaws Subcommittee (06/13/07)