

NAVAJO COMMUNITY PLANNERS, INC.

Mission Valley Church of the Nazarene

4750 Mission Gorge Place

San Diego, CA 92120

navajoplanners@cox.net

Meeting Agenda for Monday, October 16, 2006

Call To Order: 7:00 P.M.

Roll Call Of Board Members

Pledge Of Allegiance

Modifications To Agenda

Approval Of The September 18, 2006 Meeting Minutes

Officers Reports:

- President's Report - Matt Adams
- 1st VP Report - Bill Wilson
- Treasurer's Report - Kitty Mones

Elected officials reports:

Action Items:

Information Items:

Centerpoint at Grantville

Jay Wexler and Jerry McLees, Principal Planner, EDAW, Inc, will brief the committee and be available to answer questions regarding the Supplemental Environmental Impact Report. The SEIR will focus on traffic, traffic management and mitigation measures.

Public Comment on Non-Agenda Items:

Sub-Committee reports:

- Traffic - Bill Brenza
- Youth Sports - Bill Wilson
- 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:

NAVAJO COMMUNITY PLANNERS, INC.

Mission Valley Church of the Nazarene
4750 Mission Gorge Place
San Diego, CA 92120
September 18, 2006 - Minutes of Meeting

Call To Order: 7:01 P.M. -

Roll Call of Board Members

Present: Adams, Brenza, Eidson, Jackson-Fassett, Mackey, Martin, Nash-Hoff, Pilch, Platt, Reed, Rubin, Sharp, Thomas, and Zeichick. Absent/Excused: Lauer, McSweeney, Mones, Wilson. WE HAVE A QUORUM.

Officers Reports:

President's Report - Matt Adams: MOVIE IN THE PARK at Allied Gardens Recreation Center there was one and there will be another on September 30, "Sound of Music".

1st Vice President - Bill Wilson: absent

Treasurer - Kitty Mones: In Kitty's absence John Pilch gave the report. We have \$245.20 in the treasury; there is a \$20 charge for the Bi-annual registration for NCPI

ELECTED OFFICIALS REPORTS:

City Council Member, Jim Madaffer: Over the past 6 years there have been a lot of changes. Mr. Madaffer spoke in general terms and emphasized the great opportunity of Centerpointe.

Tomorrow night at the College Avenue Baptist Church the Mini dorm issue will be discussed with the SDSU. Undergrounding of utilities on Sept 21 at 10 a.m. at Lake Shore and Lake Rees will have the removal of the last pole! Jim wants to accelerate the utility undergrounding program because that means money coming in to the City. He would like to have all of the utilities in his district under grounded in 10 years vs. 20. Neighborhood Watch: we need to encourage more watch neighborhoods.

Re Kroll Report -- Basic services are still being done, City is getting by on the "cheap". What does this mean?

There will be a Mini Dorm town hall meeting on September 19, 2006 at 7 p.m. College Avenue Baptist Church. There will be some SDSU representatives at the meeting.

Grantville Redevelopment Committee, soon will be launched through the redevelopment arm (CCDC) of the City of San Diego. Have you thought of a master plan? Who will be on the committee? Over 1,000 condominiums are anticipated to be built. Question were posed by members of the NCPI Board and the public.

Councilman Madaffer handed out some of his Newsletters.

No other elected officials nor their staff present.

Action Items:

Cingular Cell Antennas - St. Dunstan's Church (project # 96763)
6556 Park Ridge Place
Project Applicant: Shelly Kilbourn, Plancom Inc.

Rehearing of a proposal to locate cellular antennas on light standards in the parking lot of the church. The associated equipment cabinets will be located in an enclosure adjacent to the

existing Sprint PCS equipment. The light standard will be 46.6' from property line. They removed a light standard and the equipment cabinets will be farther away from the property line from 17' to the 37', which will be better for the neighbors.

Motion made by Mackey and seconded by Eidson to approve Cingular light standards and equipment as proposed on September 218, 2006 per Project # 96963. No additional lighting be placed on existing or new light standards as a condition of approval. Motion passed with 13 yes and Matt Adams abstaining.

Centerpointe at Granville - Community Plan Amendment of the Mixed Used Element For Navajo. Leslie Henegar, City of San Diego Community planner.

Community Plan Amendment for the Centerpointe project. The Centerpointe project came before NCPI previously. The matter here today is not for the Centerpointe project but for a General Plan Amendment for a few minor corrections and as a courtesy this is going to be a final vote for the chapter to the project within the General Plan Amendment to the project. Some of the things that have been changed are a few footnotes on the landscape, some trees were not consistent with City Foresters tree list and took out references to Urban Village Overlay Zone. The project already complied and it is a discretionary permit which made it inconsistent. CPODS, Municipal Codes are located in the Community Plan. Planning Staff administers and are making corrections to omitted references. This matter will go back to Planning Commission around Thanksgiving and they are going to address traffic; whatever the impacts are they must mitigate.

Parking requirements: There is a little bit of flexibility of parking. Centerpointe portion where they were allowed a potential parking reduction (pg. 13 of the Navajo Community Plan Amendment for Centerpointe at Grantville).

Questions comments from Directors: This is a good plan and we may be able to use this for a baseline on future general plan decisions. We should dedicate time in the October NCPI meeting for the Centerpointe project EIR, we need to review this document which is NOT part of the General Plan Amendment.

Motion made by Eidson and seconded by Pilch to approve the updated Community Plan Amendment of the Mixed Use Element for Navajo as presented by City Staff. Motion passed, 9 in favor (Brenza, Eidson, Jackson-Fassett, Mackey, Martin, Nash-Hoff, Pilch, Sharp, Zeichick) 4 opposed (Platt, Reed, Rubin, Thomas) and 1 abstention (Adams).

Dan Smith - Grantville General Plan Amendment Initiation Request for 70 Acres. "4-D Property" will conduct a land use analysis Alvarado Canyon Road, Mission Gorge Place and Mission Gorge Road. Amendment is for the 3+ acres and the study is for the 70 acres (which has multiple owners and is not owned by Dan Smith group).

What they have been trying to do is to gather information (facts and figures) so a master plan for the 70 can be created.

Motion made by Nash-Hoff and seconded by Eidson to approve the request to conduct a land use study for 70 acres in the Grantville area (Alvarado Canyon Rd., Mission Gorge Pl., and Mission Gorge Rd.). Motion passed, 12 in favor (Brenza, Eidson, Jackson-Fassett, Mackey, Martin, Nash-Hoff, Pilch, Platt, Rubin, Sharp, Thomas and Zeichick) 1 opposed (Reed) 1 abstention (Adams)

Information items:

CAROLYN BOSWELL. Lives in San Carlos submitted a letter from one of the neighbors. She is opposed to the PROPOSED 65 foot cell phone wireless tower off Navajo Road. It is extremely

unattractive; it was approved and installed over 10 years ago by US West Cellular and changed hands. Approval was for a much smaller circumference at the top. The CUP has expired and now the entire matter is up for re-review. Many neighbors would like the antenna to be removed and install something which would be less visible, such as those around the block which are painted to blend in with the roofline.

Copy of the September 12, 2006, letter from Radu Alexandru re Project # 105832, Crow Castle - Mission Gorge, 7189 Road, to Karen Lynch-Ashcraft, Development Project Manager, was received. The letter puts in writing the opposition for the renewal and expansion of the 65 foot cell phone tower located at 7189 Navajo Road.

Public Comment on Non-Agenda items:

Subcommittee reports:

Traffic - Bill Brenza: see attached report. Site of the committee will probably meet in Mission Valley at the Library. Next COMPACT meeting, Wednesday, September 27th at 4p.m.

Youth Sports - Bill Wilson: absent

By Laws - John Pilch: we are hoping to have another meeting in November since the City has just changed the bylaws shell. John is in the process of reviewing the new changes to the bylaws shell put out by the City. We need to make the bylaw changes by April 2007.

Community Group Reports:

Allied Gardens Community Council - Cindy Martin: Movie Night is a lot of fun! Next town hall meeting is next Tuesday night. The speaker is from the Consume Affairs group and will discuss the top 10 frauds in the community.

Del Cerro Action Council - Michele Nash-Hoff in Michael McSweeney's absence: Shirley Horton will be the speaker at our next meeting which is the last Thursday of the month (September 28).

San Carlos Area Council - John Pilch: Next SCAC meeting will be Oct 4th and Jim Hugh, Conservation Committee Chairperson for the Audubon Society and also with the SD River Park and Conservancy will discuss the various forms of birds we have in the neighborhood and may even fill us in on what happened with the Executive Director. In November in preparation for upcoming election, April Boling will discuss ballot issues.

Old Business - none

New Business - none

Meeting adjourned at 9:21 p.m.

Respectfully submitted by: Mickey Zeichick, NCPI Secretary.