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February 8, 2023 Minutes
By Video Conference
navaioplanners@gmail.com
6:30 p.m.

Call to Order: February 8, 2023 @ 6:3 p.m.

By the Chair David Smith presiding: Welcome and instructions for participation relative to participation in the Zoom format and appreciation for your attendance

Roll Call of Board Members:

	<u>Term Ends</u>
Mike Murray (San Carlos)	March 2023
Danny Fitzgerald (San Carlos)	March 2024
VACANT	March 2024
Tamar Caspi (San Carlos)	March 2023
Cory Lashell (Grantville)	March 2024
David Smith (Grantville)	March 2023
Barbara Culver (Grantville)	March 2023
Tommas Golia (Grantville)	March 2024
Chris Galuppo (Allied Gardens)	March 2024
Marilyn Reed (Allied Gardens)	March 2024
Shain Haug (Allied Gardens)	March 2023
Dana Cole (Allied Gardens)	March 2023
Abel Santana (Del Cerro)	March 2023
Brian Gile (Del Cerro)	March 2023
John Hoy (Del Cerro)	March 2024
Lance Grucela (Del Cerro)	March 2024

2 -Absent

5 -Excused

8 in attendance of 15 members

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Modifications to Agenda and Approval of the Agenda as Modified:

Motion to approve the agenda for the February 8, 2023 by Shain Haug, seconded by Brian Gile. 8/0 AIF The agenda is accepted.

Minutes: Motion to approve the minutes of the January 11, 2023 meeting of the Board of Directors by Lance Grucela, seconded by Cory LaShell. 8/0 AIF The motion passes.

Public Comment on Non-Agenda Items:

David Ege, San Carlos Library

Artist, Julianne B. Ricksecker, is displaying her pastel drawings from February 1 to 27. Meet her at her Artist's Reception on February 18 from 12:00 p.m. to 2 p.m.

On Friday, February 17, from 2:00 p.m. to 3:00 p.m., State Registered Investment Advisor, Dr. Udo Herges, will discuss the crucial differences between fiduciaries and brokers and whom you should take advice from.

Local Author, Jennifer Coburn, will be here on Friday, February 24, from 2:00 p.m. to 3:00 p.m., to discuss her book, Cradles of the Reich. Three women realize they are trapped in Hitler's terrifying scheme to build a Nazi Aryan nation.

The San Carlos Friends of the Library Used Book Sales are on the first Saturday of each month from 9:30 a.m. to 3:00 p.m. The next one will be held on March 4. Please bring any donations to the library during open hours.

Elected and Public Officials' Reports:

Anthony Hackett, Council District 7.

Office Hours with Councilmember Campillo/Nominate a Neighbor

The Councilmember's favorite part of his job is meeting with all of you, hearing about what is impacting you and your family and friends on a daily-basis. If you would like to meet with the Councilmember, please let me know. This month, they will be hosted from on 2/22/23 from 9:30AM to 12:30PM at the Serra Mesa-Kearney Mesa Library. Please email me directly if you would like to meet with the Councilmember, and we'll be happy to get you scheduled. In addition, let us know if there is a neighbor in your community that you think is worth highlighting and honoring at a City-wide level. Green Bins and Organic Waste Collection Over the next six months all residents in the City of San Diego will begin receiving a kitchen pail for in-home food scrap collection and a green bin. The delivered new green bin will be placed on the street, next to the curb, in front of your residence. Food scraps, food-soiled paper such as pizza boxes, and yard trimmings can all be discarded in the green bin for weekly collection on the same day as the customer's regularly scheduled trash collection day and normal collection location. Please allow one business day after receiving the delivered container before requesting a green bin exchange for a different size or an additional green bin. All green bin requests can be submitted on the [Get It Done](#) or by calling 858-694-7000.

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Green bin deliveries will continue citywide and are scheduled based on a customer's current trash collection day.

Estimated Delivery Schedule for Homes Services by the City of San Diego

Wednesday: January to February

Thursday: March to April

Friday: May to June

Monday: June to July

Tuesday: July to August

If you have additional questions, please let me know directly and I will be able to request that info from ESD staff.

Navajo (Grantville/Allied Gardens/Del Cerro/San Carlos):

Allied Gardens/Grantville

On January 31 Councilmember Campillo held a town hall meeting for Navajo residents at the Allied Gardens Community Rec Center. He was able to update folks on his accomplishments this past year, layout my plans for this year, and answered questions, comments, and concerns from residents regarding the Navajo community. We want to thank everyone who came out to the town hall for your questions and for showing how much you care about the Navajo community.

This Saturday we'll be at the San Carlos Little League to present a proclamation to the Little League board and the CM will be throwing the first pitch.

Next week we'll also be presenting Gary Blume with a proclamation as well. Gary is a devoted member of the Allied Gardens Kiwanis Chapter and has also stated an altruistic project at the Allied Gardens Community Park.

Del Cerro

In the beginning of January our office received word that a "No U-Turn" sign on Lambda Drive near Hearst Elementary School was ran over during an accident. I contacted the City's Transportation Engineering Division and requested that they prioritize this and shortly after City crews were able to replace the "No U-Turn" sign on Lambda Drive.

San Carlos

In the month of January our region was hit with several consecutive storms leaving many parts of our district flooded with water. I'm glad to announce that crew members with the City's Stormwater Department were able to clear non-native plants and debris from the storm drain near the San Carlos Rec Center which allowed water from our recent storms to flow freely through our storm drains.

San Carlos Library

The purchase of the adjacent land to build the future San Carlos Library is moving along. The Department of Real Estate and Airport Management has received an opinion from the City Attorney's office that the purchase sale agreement will not require Council approval, which speeds up the process. Final negotiations with the owner are in process, and the deadline for the City to purchase the lot is May 2023.

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Teannae Owens, Field Representative, Assemblymember Chris Ward, California's 78th District.

The 78th District office has changed physical addresses and we have moved into offices at 2700 Adams Avenue, Suite 102, San Diego in Normal Heights.

Our office will be collaborating with the San Diego County California Student Opportunity and Access Program (Cal-SOAP) on their Cash for College workshop taking place virtually on February 25, 2023 at 9:00 a.m.

The webinar will allow attendees to learn about the FAFSA and CADAA application and get their specific questions answered, so feel free to share this with any high school seniors, or guardians of seniors you might know.

We do not have a flyer for the event yet but they can RSVP at Cal-SOAP's website

<https://www.calsoapsandiego.org/>

Our office is here to assist. If you have any state-related issues that you need assistance with, EDD, DMV, or questions on legislation, please contact us at teannae.owens@asm.ca.gov and the office number is (619) 280-7801.

The Assemblymember looks forward to fostering a relationship with this community and to working together to best represent this community.

Robert Raynor, San Diego Police Department Community Service Officer.

Officer Raynor's criminal statistics report was presented by way of a power point that can be found in the NCPI website, www.navajoplanners.org

Jawad Al Baghdadi, Senior Community Representative, Congresswoman Sara Jacobs (ca-51).

Congresswoman Jacobs was honored to be elected by her colleagues to be House Democratic leadership as the representative for Members who have served 5 terms or less. . The Congresswoman is excited to get to work – and to be a voice for San Diego when the biggest decisions are made.

2 weeks ago, in recognition of the 50th anniversary of the Roe v. Wade decision, Congresswoman Jacobs introduced a bill along with Congresswoman Eshoo called the SAFER Health Act, which would strengthen and expand HIPPA to protect patients and ensure doctors can't share personal health information related to abortion or pregnancy loss without consent. 2 weeks ago, she also introduced a bipartisan bill called *Return Home to Housing Act* would raise the Department of Veterans Affairs' reimbursement rate for service providers supplying transitional housing to veterans, allowing them to increase their reach and assistance.

She was able to join the Hunger Coalition at a roundtable with the USDA Undersecretary to discuss solutions to end food insecurity and hunger in the San Diego Region.

We're currently in the process of finishing the move of our office to a new physical location, so I promise, you will be able to visit us in person soon. It will be right off of the 15 freeway, across from the new Kaiser Hospital on Clairemont Mesa Blvd.

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Directors and Board Members' Reports:

Chair, David Smith.

The March 8, 2023 meeting will be held in person at the Tifereth Israel Synagogue.

Vice Chair/CPC Representative, Brian Giles.

At the recent CPC meeting SANDAG gave a report on the goals including transportation and residential density. The discussion included the requirements for in-person meetings requiring the board members to be present in-person but the attendance of the public can be by electronic means. The report of the DIF is available on the city's website showing over \$6M in the account for infrastructure in the area.

Action Items:

San Carlos Little League- Cory Hazlewood. Seeking NCPI support of the installation of self-funded, single field lighting for recreational uses at 7001 Murray Park Drive, San Diego CA 92119.

David Smith points out that these lights are not on the Facilities Financing Plan so DIF is not available. **Cory Hazlewood** presents a description of the San Carlos Little League single field lighting project. The project development followed Council Policy 600-33 with written notice given to residences within 300' from the entry gate. He described the teams that will be using the fields with 435 patrons. The lights will be LED with a limited zone of view, a 9:00 p.m. curfew for the lights off, and 9:30 p.m. field lockdown. There will be no additional parking requirement. This is a tenant improvement project on already disturbed land meaning no EIR is required and the permit will be ministerial. All capital expenditures would be handled by the Little League organization. It is expected that there will be agreement that this development will be consistent with the Navajo Plan. The lighting has been designed to preclude the lighting extending beyond the field itself. The development will provide the necessary ADA compliance.

Brian Gile comments on the issues of light spillage that was brought up at the Councilmember's most recent Town Hall Meeting and he asks whether then homes closest to the area did not receive the notices **Cory Hazlewood** comments that there will be no spillage into local residences. As to notifications, notices were given as directed by the city with some expansion beyond the actual requirement. **Dana Cole** asks what the cost will be and the source of payment. **Cory Hazlewood** responds that the cost will be between \$250,000 and \$300,000. The project is to be paid for by fund raising projects and grants, the fund raising was delayed until the project was well established. **Abel Santana** asks what other organizations have lighting? **Cory Hazlewood** comments that there are few not specific to baseball in the city with older technology, there are a few in the county. **Cory LaShell** comments favorably on the project and the presentation. **David Smith** asks about the Pershing Middle School use by Little League. **Cory Hazlewood** comments that some recent acquisition in that regard but only as a limited availability. **David Smith** comments favorably on the development.

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Motion to support the project with a letter of support by David Smith, seconded by Abel Santana. 8/0 AIF The motion passes

NCPI SRM Sub-committee Recommendation. Report from SRM (Superior Ready Mix) subcommittee on findings of non-compliance of CUP. Recommended action by full board. Cory LaShell and Dana Cole report. **Dana Cole** comments on the background of the complaints of the orders, noise, dust, and some dead plants; that there was a class action law suit recently closed with a cash settlement and \$750,000 in improvements relative to some of the issues. Left open the noise level and the time of noisy operations. The Sub-Committee has been looking at the question of how NCPI can be helpful. She reports that much is being done based on public requests to the city and is in the hands of code enforcement. It is understood that code enforcement has referred the matter to potential legal action. The CUP provides for review but has not been reviewed, it appears that a review is now in process to ensure that the complaints do get to the proper authority.

The Sub-Committee Recommends:

To refrain from direct recommendations on the current considerations at this time because those matters are now in process;

To continue NCPI involvement as a part of the process of communication between SRM and the community to ensure the city undertakes the annual review of the CUP.

Cory LaShell comments that what NCPI could provide is to motivate the action to be taken by the city relative to the process. **David Smith** asks whether CUP can be amended? **Dana Cole** states that the Sub-Committee cannot answer that question, they will ask. **David Smith** comments we hope the city will begin the annual review and that NCPI can influence that process and the amendment of the CUP is allowed. **Bea Riley** comments that she understands that the CUP can be amended, noting that SRM itself indicates that some changes are needed. She refers to other matters that need to be addressed by way of amendment. **Dana Cole** comments that the NCPI recommendation does not cut off the efforts being made by the community. **Jana Hartwell** comments that the NCPI recommendation should include NCPI attendance at the SRM/Community meetings and the NCPI to take a position on any amendments. **Gary Whaley** asks whether the city done a highest and best use of the land in question. **David Smith** comments that this is not an evaluation that would be done by the city. **Bea Riley** asks with the NCPI involvement in the meetings is valuable. As a resident of the area is feels that the use of the property should be evaluated. **Shain Haug** comments that the CUP expires and the development will be pursued in due course under the established rules for real estate development.

David Smith moves: That the NCPI make no recommendation on the city's 2023 CUP review of SRM; that the NCPI will continue to be a participant and liaison between the community and the CUP applicant. Seconded by Abel Santana. 8/0 AIF The motion passes

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Establish NCPI Sub-Committee for By-Law Amendment. Modification and update to the Navajo CPG’s By-Laws are required per the revised CP 600-24. New City approved by-laws are due January 1, 2024. Seeking motion to create and volunteers to ask in the re-drafting of the NCPI by-laws.

David Smith comments that the city may well create a new template for the by-laws, but that the NCPI must engage in that process, that we have only about ten months to go in this regard. Brian Cole lance David Smith each volunteer to participate on the Sub-Committee.

Motion to create the Sub-Committee by Brian Gile, seconded by Dana Cole 8/0 AIF The motion passes

NCPI Election Sub-Committee-Ballot. Approval of the March 8th 2023 election ballot, modifications to the March 2023 election notice and other discussion. Danny Fitzgerald reports the following applications for the slate of candidates have been made. Upon approval of the Board The vote will be during the in-person meeting during the March 2023 meeting between 6:00 p.m. and 6:30 p.m.

Navajo Community Planners Inc. Board Candidates for 2023 Election

<u>Community</u>	<u>Candidate</u>	<u>For the Term Ending</u>
San Carlos	Tamar Caspi	March 2025
Grantville	David Smith	March 2025
Allied Gardens	Shain Haug	March 2025
Allied Gardens	Dana Cole	March 2025
Del Cerro	Abel Santana	March 2025
Del Cerro	Brian Gile	March 2025

Motion to approve the slate and to approve the voting between 6:00 p.m. and 6:30 p.m. by Danny Fitzgerald, seconded by Brian Gile. 8/0 AIF The motion passes.

Informational Presentations/Discussion

Overview of the draft Sustainable Development Area (formally TPA) boundary map as it relates to the City’s Complete Communities Initiative. Proposed Sustainable Development Area - PUBLIC REVIEW DRAFT (sandiego.gov) dsd_pc-20-018_cchs_and_mcp.pdf (sandiego.gov) (See pages 288-299) -Information regarding the proposed Del Cerro Apartment: PRJ-1061051 Accela Citizen Access.

David Smith demonstrates the areas that qualify for the Sustainable Development Area. Senate Bill 375 and 735 created the Transit Priority Areas with the intent of reducing green-house gases. Under those rules a development within ½ mile or fifteen minutes of a 15 minute or less

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of public transit or a trolley station is allowed greater density, exemptions from height restriction, and limits on parking requirements so long as a mix of affordability is met. If these criteria are met then the development falls in a ministerial project. As to the Del Cerro project, the system allows for a planned public transportation route that meets that qualification. Such developments do not fall within the purview of the Community Planning Groups. **Shain Haug** comments that the CPG should have at least some ability to review the status. **Lance Grucela** comments that he was not able to find the bus route. That it is very disturbing that there is less communication with the CPG. That it is very difficult to determine where the planned transit groups. That the public should call for an amendment to the statutes to better define or eliminate the planned transit routes that define the SDA. It also appears that there is no requirement for the developer to put in any infrastructure to support the development. The real consequences of the development are not being considered. **David Smith** comments that if a developer opts into the SDA the developer is required to pay into a neighborhood development fund. **Lance Grucela** comments that the development fund is much less than the DIF that would have been required. **David Smith** comments that the Grantville area is a SDA with much reduced DIF on the horizon. **Lance Grucela** comments that while the basic law is established by the state the local politicians are really very much in control, it is time that the local government should not be allowed to pass on responsibility. **Abel Santana** agrees that the local government has gone well beyond what is required by the state law. That the city is using SANDAG predictions as the basis for the SDAs and that the transit expected from those predictions are unlikely to be forthcoming. **David Smith** shares the Complete Communities Plan and points out there are some limitations in the applicability to the Navajo area. **Grace Cateray** comments that the CPG might have ability for some further ability to overlook the SDA developments. The SDA area will come to the full city council. Right now the proposed SDA is one mile to transit, the time has come for the public to contact our councilmembers regarding this distance. There is a question regarding the deviations that have been requested by the Del Cerro project developer. The developer should be required to meet the criteria, that the matter of compliance should be subject to examination. **Michael Livingston** comments that there have been some attempts to change the language in the SDA. He suggests that the NCPI has let the community down by not taking more aggressive action, by allowing a six story building next to residential housing, without asking questions as to how the development is subject to the robust action by the NCPI. As to what the city would provide, he has attempted on several occasions to get information but has been stonewalled in that process. That NCPI must defend the community plan, that it must take action to defend the community's interests. **Abel Santana** agrees with Michael Livingston comments that NCPI proves the real difference is found in the community coming together. **Shain Haug** comments that NCPI should go forward with the recommendations for Grace Cateray and Michael Livingston. **Brian Gile** comments that the CPC feels that the modifications of the 600-24 and other such matters are part of the city's attempt to reduce the involvement of the CPGs, and that the city has been fairly successful in doing so. But until the project hits certain milestones the CPGs are limited in what they are able to do. **Pam Mikulis** comments

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that communicated with the Councilmember regarding that the project were made on waivers and incentives. That the College Avenue crossing does not meet the SDA or TPA criteria. That the development residents from the college will be required to cross the freeway. In 2016 the city and CalTrans review of the crossing established that it was inadequate and that the report has been removed. **David Smith** comments that he has difficulty in finding a position that can be taken by this body regarding the development or the underlying laws. He will continue consideration of what the NCPI might do, how it might be turned into an action item.

Discussion Items:

Shain Haug reiterates that his last performance of duties as Secretary will be for the March 8, 2023 meeting.

Pending Projects for NCPI Review/Action:

Project 636444: All Peoples Church SDP PDP CPA
No discussion

NCPI Sub-Committee Reports:

None.

Upcoming Events:

None

Community Group Reports:

Allied Gardens/Grantville Community Council, Shain Haug. None

Voice of Del Cerro. None

San Carlos Area Council. None

Mission Trails Regional Park, Marilyn Reed. None

Additional and Final Public Comments:

None

Old Business:

None

New Business:

None.

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Adjournment. At 9:30 p.m. The next meeting will be on March 8, 2023 at Tifereth Israel Synagogue 6660 Cowles Mountain Blvd San Diego, CA 92119.

Meeting Calendar 2023:

January 12th, February 8th, March 8th, April 12th, May 10th, June 14th, July 12th, (August silent subject to the requirement for call for a meeting), September 13th, October 12th, November 8th, (December dark subject to the requirement for call for a meeting)

Public Attendees and Presenters: Members of the public who appeared based on the Zoom Participants List with full names:

Nate Stein	Mardine Davis
Cory Hazlewood	Teannae Owens
Anthony Hackett	Dan Tomsy
Doug Livingston	Sharon Bastiani
Gary Whaley	Michael Livingston
Danielle Smith	Arnold Veldkamp
Bea Riley	David Ege
Bob Jagla	Pam Mikulis
Teri Frazier	Jana Hartwell
Jeanice Lee	Dean Gayon
Jawad Al Baghdadi	Jim Seltzer