



Meeting materials are available at navajoplanners.org

June 8, 2022 Minutes
By Video Conference
navajoplanners@gmail.com
6:30 p.m.

Call to Order: June 8, 2022 @ 6:34 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	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

1 -Absent
 3 -Excused

11 in attendance of 15 members

Modifications to Agenda and Approval of the Agenda as Modified: Motion to approve the agenda by Tamar Caspi, seconded by Cory LaShell 11/0 AIF The agenda is accepted.

Minutes: Approval of the minutes of the May 11, 2022 meeting of the Board of Directors. Motion to approve by John Hoy, seconded by Tamar Caspi, 9 in favor, two abstentions The motion passes.

Public Comment on Non-Agenda Items:

None

Elected and Public Officials' Reports:

Lisa Lind, Planning Department. There was a community orientation workshop on Monday and it will be uploaded on the department website.

David Smith. Concerning Build Back Better, what projects are under the old format and what will come under new? Ms. Lind comments that the date of initiation is still under consideration as is the demarcation of what projects will go into the old and the new format for funds distribution

Robert Raynor, San Diego Police Department Community Relations Officer. As of this date he will be taking over another neighborhood and will have 12 under his concern. Officer Raynor provided the following statistics relative to the last 30 days in Navajo:

Commercial Robberies: 2

Car Jacking:1

Assaults: 8

Residential Burglaries: 9

Commercial Burglaries: 2

Auto Thefts: 13

Car Prowls: 12

Arson:

Arrests: 48

Citations: 34

Officer Raynor gave a detailed description of many criminal activities to which the San Diego Police Department responded

Shain Haug. What is the status of city support for Neighborhood Watch? Officer Raynor replies that support is available.

Sanna Loando. Vic Vettiyl, Anthony Hacket, Council District 7. Anthony Hackett is now the community presentative of all the Navajo Neighborhoods. She will still remain available for all other items of general interest in the District. Anthony Hackett provides his relationship to the community.

Budget: Councilmember Campillo wants to thank the community for their participation during last month's budget hearings, as well as those who responded to the survey and joined the District 7 budget town hall. He submitted his final budget priorities to the IBA at the end of May, and the Council will vote to adopt the budget on Monday, June 13. To view the final District 7 memo, please visit: <https://www.sandiego.gov/sites/default/files/cd7memo220527.pdf>

Build Better SD: The Mayor's proposal to update the process for how DIF is allocated was heard at the Planning Commission in April, and is now heading to the Active Transportation and Infrastructure Committee on June 22, and potentially to Council in July should it pass out of committee. For more information: <https://www.sandiego.gov/buildbettersd>

Climate Action Plan: The City's update to its Climate Action Plan has been collecting feedback on the draft since November of last year. The Planning Department presented the CAP Consistency Regulations to the Community Planners Committee (CPC) on April 26 and the Planning Commission on May 5, and both groups voted to recommend that the City Council approve the regulations. The CAP Update will be heard at the Environment Committee on June 30 – more information here: <https://www.sandiego.gov/sustainability/climate-action-plan>

Old Mission Dam: Since 1803, the Old Mission Dam has been on the River, and it has been a National Landmark since 1963. However, it is currently at risk of being destroyed due to excess silt deposits damaging the structure. Thanks to the community and Councilmember Campillo's advocacy, the Proposed Budget includes \$750,000 for the dredging of the Old Mission Dam to preserve this iconic piece of history for years to come.

Traffic Study (Grantville) At the request of the District 7 office, Transportation and Engineering evaluated the intersection of Holabird Street and Glacier Avenue for stop signs. Based on the evaluation, the amount of traffic and incidents on the street qualified it for the installation of stop signs along Holabird Street facing northbound and southbound traffic. Please note that the existing yield signs will be replaced by stop signs.

We are also presenting an item regarding an affordable housing opportunity on County land at tonight's meeting – here are some high level notes:

Current County HHS building at 6255 Mission Gorge Rd is scheduled to be demolished in late 2022. The site will be developed for affordable housing, and the County property also includes the adjacent parking lot on the other side of Glacier Ave.

The two non-contiguous parcels are approximately 1.29 acres in total. The existing building encompasses about 23,000 square feet on 0.86 acres, and the parking lot to the northeast encompasses about 18,000 square feet, or 0.43 acres.

The Western portion of the lot is commercially zoned, and the eastern and northeastern portions are zoned residential.

The requested proposals should include considerations that *“complements the aesthetics and character of the surrounding community and integrates with the current or planned vision of the City of San Diego”*, and developers are asked to include *“options for community space that serves residents and/or onsite childcare options for residents”*

Requested proposals are highly encouraged to meet all park obligations under the City's Parks Master Plan onsite, or will need to pay Citywide Park DIF.

Emily Piatanesi, Office of the Mayor. (By written submission to the Secretary)

Last month, Mayor Gloria released his May Revision for the “Ready to Rebuild” Fiscal Year 2023 Budget. The May Revision brings the total City budget for the 2023 fiscal year to \$5.03 billion, up from \$4.89 billion proposed in April.

The Mayor's “Ready to Rebuild” budget remains as the largest investment in infrastructure in the City's history: [May Revision to the Proposed Budget](#)

In addition to the proposed budget goals, the May revision adds a number of new investments to help create, more affordable homes, increase shelter capacity for people experiencing homelessness, expand access to mental health treatment, enhance public safety, maintain Park bathrooms, and increase public internet access.

Some of the Mayor's key revisions to the budget include:

Housing/Homelessness Investments

The Mayor is committed to implementing a mental-health focused approach to address homelessness, which include key investments to, a new conservatorship unit within the City Attorney's office, consistent with Mayor Gloria's efforts to reform state conservatorship laws to make it easier people who repeatedly struggle with mental health crises to receive the help they need (\$547,000). Funding for Chief Behavioral Health Officer (\$331,000). More shelter options and Safe Haven beds (\$5.4 million). Additional funds for the Mayor Gloria's "Bridge to Home" Program, which provides gap-financing to assist in the construction of more affordable homes (\$5.8 million)

Public Safety Investments

A commitment to enhanced public safety includes allocations to, five lifeguard sergeants for the night shift (\$528,000). Cleaning and security at City Park bathrooms (\$1.9 million). Police officer overtime (\$4.1 million). Police recruitment services (\$100,000)

Neighborhood Services Investments

To ensure to increased quality and speed of the City's neighborhood services the Mayor focused investments to, improvements at San Diego parks (\$594,000), which include graffiti removal, turf maintenance, and facility improvements. Doubling of library internet hotspots from 2,000 to 4,000 (\$1.1 million). Additional staff in the Personnel Department (\$1.3 million). Arts, culture and community festivals (\$1.7 million). Development of a citywide economic development strategy (\$200,000)

Infrastructure Investments

The Climate Equity Fund (\$7.4 million) is designed to help underserved communities respond to the impacts of climate change. This year's proposed Climate Equity Fund projects include: Streetlight installation in Council Districts 4, 7 and 8 (\$2 million). Improvements to Chicano Park and the Willie Henderson Sports Complex (\$4.6 million). Traffic calming measures in Chollas View and Linda Vista (\$800,000).

Proposition B transition costs totaling \$76.7 million – an increase of \$40.8 million over the allocation The May revise includes a projected increase of \$18.8 million in major General Fund revenues and departmental revenue, primarily from property, sales and transient occupancy taxes, as well as increased use of federal American Rescue Plan Act (ARPA) funds of \$24.2 million resulting from resources that were unspent in fiscal year 2022.

Press release can be found here:

<https://www.sandiego.gov/mayor/mayor-gloria-releases-may-budget-revision-adds-resources-top-city-needs>

Jawad Al Baghdadi, 53th Congressional District.

Congresswoman Jacobs visited MCAS Miramar to discuss housing, childcare, and personnel needs. She also learned about how the operates their electrical microgrid and how it could be a helpful example for innovation.

Last month, the Congresswoman and our team volunteered with the San Diego food bank and also spoke with their staff about the evolving food and nutrition needs in San Diego. Addressing food insecurity is one of the Congresswoman's top priorities and she looks forward to continuing to work with the food bank to address it.

On Memorial Day, Congresswoman Jacobs visited Fort Rosecrans to lay a wreath at the tomb of LCPL Jason Hill, a young Marine who was killed in action in Afghanistan when he was only 20 years old. As a member of the Armed Services and Foreign Affairs Committees, the decision of how and when we send servicemembers into harm's way is the one that she takes the most seriously. We owe it to the young people who sign up to serve that we aren't running our foreign policy on auto-pilot. That we are always questioning and making sure what we are asking of them is worthy of the sacrifice they may have to make. These are not abstract, far-away ideas. These are the lives of her constituents and their families.

On the same day, Congresswoman Jacobs attended a special ceremony at the New Americans Museum to celebrate the naming of the U.S.S. Telesforo Trinidad. Congresswoman Jacobs led the effort to have a new ship named the first and only Asian American and Filipino sailor to receive the Medal of Honor.

In D.C.

In light of the leaked draft of the Supreme Court opinion to overturn Roe v. Wade, Congresswoman Jacobs has been calling on the Senate to abolish arcane senate rules, namely the filibuster, and pass the Women's Health Protection Act to protect abortion rights for everyone.

Related to the Congresswoman has heard from so many constituents who are panicked about their personal reproductive health falling into the wrong hands. She introduced a bill called The My Body, My Data Act that would protect that information, protect privacy, and reaffirm the rights of women to make their own decisions about their own bodies.

Today, the House will be voting on and passing the Protecting Our Children Act, a package that will make an enormous difference in our fight against gun violence by: Raising the purchasing age for semi-automatic weapons from 18 to 21 years old (Title 1) Cracking down on gun trafficking and straw purchases to get illegal guns off of our streets (Title 2) Subjecting ghost gun purchases to background check requirements (Title 3) Strengthening safe storage requirements to protect children from accidental shootings (Title 4) Closing the bump stock loophole to ban these deadly tools from civilian use (Title 5) Outlawing high-capacity magazines, which are designed for killing en masse and have been the accessory of choice in the bloodiest mass shootings (Title 6) Requiring an annual report of demographic data of those being determined to be ineligible to purchase guns (Title 7)

Last month, the House of Representatives passed a renewal of the Workforce Innovation and Opportunity Act to update and modernize our federal job training programs. It included an amendment from Representative Jacobs that makes it easier for participants to receive health care, child care, transportation, and other benefits. Congresswoman Jacobs believes that the surest way to make sure these programs work is if people are able to participate, and research shows that child care and health care needs are some of the biggest barriers to completion. Removing these barriers is essential to building an economy that works for everyone.

Upcoming Events: None

Directors and Board Members' Reports:

Chair, David Smith. In April 2022 the CPC discussed the revision of Council Policy 600-24. The CPC has not yet taken a formal stance on the proposed revisions. The Interim Director discussed the many areas of concern relative to the proposed revisions. The two most immediate are the elimination of the no-fee appeal by the CPGs and a two-year hiatus for termed out board members. The Chair

discussed the newly released GIF balance. He pointed out a new item that showed up on the list as T-12B, Alvarado Ranch Mission Road, he will investigate

Vice Chair/CPC Representative, Brian Giles. None

Action Items:

ATT&T PDP/SDP, 8181 Mission Gorge Road, Tara Carmicheal. Motion to approve or deny a PDP/SDP for an existing wireless facility, to extend the prior PDP/SDP that expired 12/8/2021.

Ms. Carmicheal showed a view of the project and reviewed the history of the installation at Mission Gorge and Jackson. It was originally approved in 2011 and the permit expired on December 8, 2021. The request is to renew the existing project under a new permit. There will be an extension of the antennas and the back-up power batteries. The old and new items will remain generally out of visual view. The existing coverage will increase.

Marilyn Reed asks does the developer plan to come to the MTRP for a presentation. Ms. Carmicheal comments this presentation before NCPI will be the only such presentation. David Smith asks about the carriers at the site. This is an AT&T project and the AT&T is the sole renter at the property.

Motion to Approve by David Smith, seconded by Tommas Golia. 11/0 AIF The motion passes

6255 Mission Gorge Community Resource Discussion, advice for “Community Resources” to be placed in the proposed affordable housing, The office of Supervisor Joel Anderson and District 7. David Smith shows the lots that are in question at the corner of Glacier and Mission Gorge and the parking lot across the street. He points out all of the Facilities Summary items that might be considered for integration in the project. There are many items on that list that might be incorporated in the development. Anthony Hackett adds that in March the County designated this as surplus land and proposed affordable housing to begin with demolition of the building later in 2021. The total area is about 1.27 acres on the two separate lots. The County proposes a housing unit that will be consistent with the current zoning, zoning that provides for commercial/retail on the first floor. The County is asking recommendations for certain amenities for the residents and the area.

Tamar Caspi comments there is insufficient grocery stores and other commercial services as the matter now stands.

David Smith comments that the ground floor should be retained for commercial services. During the overall discussion Gravity on Mission Gorge Place and Vora on Twain were mentioned as developments that have such ground floor commercial/retail provisions but that little use of that nature has been made.

Marilyn Reed comments that this development is close to home and the building to be demolished included a mental health facility that is needed for the many homeless in the area. Trading affordable housing for existing services is not wise. Further, these residents will end up parking in the adjacent residential areas. She asks why is Grantville getting all the affordable housing rather than being distributed through the city? Another issue is that there is only one park near this area. There is no plan for added park space, there is simply enough of that type of area.

David Smith comments that a component of mental health services ought to be included. He comments that because this is surplus property a portion has to be given to affordable housing. He further comments that the unit size should remain the unit size now provided by the zoning rather

than go to smaller units. In the past the developers have discussed shuttle services for its residents and this ought to be considered in this

Shain Haug adds to Marilyn Reed's comments about parking and the degree to which the zoning established in 2015 for Grantville lends itself to affordable housing.

John Hoy comments that this is being built on County surplus land, does the city have a voice in the development? Sanna Loando responds apparently not, only the County has control over the development. David Smith say the County is asking for guidance. Tamar Caspi comments that we are being asked late in the game showing disrespect for the GPG of the area. David Smith comments that they are following the necessary guidelines for disposal of surplus property.

Sara Madonna asks where with the children go to school and how will they get there?

Cory LaShell comments he does not understand why the County is not doing a long-term lease and questions how this CPG can make recommendations for such matters as the potential commercial users of the property. David Smith comments that this is our opportunity to recommend real commercial/retail stores on the ground floor rather than live/work units.

Sanna Loando comments that the County is looking for recommendations relative to the type of commercial/retail/public access should be included in the RFP process now underway.

David Smith summarizes the various ideas that have developed in the discussion.

Sanna Loando comments that the sale will be made under a specific set of rules for development.

Lisa Linn responds the comments relative to the density of affordable housing in Grantville and that the city has looked at the distribution of affordable housing throughout the city. She will report to the CPG regarding relative distribution in the near future. Tamar Caspi comments that the question is about Grantville area rather than all of Navajo. That the city cannot concentrate that type of housing in this area.

A motion that NCPI Chair will submit to Supervisor Anderson, in conjunction with District 7 staff, written comments suggesting community resources at 6255 Mission Gorge Road as drawn from the discussion of this action item. Motion by David Smith, seconded by Cory LaShell. 11/0 AIF The motion passes

Informational Presentations:

Chair David Smith reports on the Union Grantville Development (Greystar) deviations from the Community Plan and Supplemental Design Requirements. David Smith shows the parcel modifications that previously existed and that were re-established at the Alvarado Creek/Grantville Trolley area projects MTS in support of the developer's plans. The community plan provides for a path along the creek but a redrafting of the parcels eliminated the pathway that would allow for access to the trolley station. The previous parcels provided for the pathway. Greystar used a loophole in the Municipal Code to eliminate the pathway. The developer found a loophole that allowed a lot line adjustment that would eliminate the plan provisions without a processed change. This means much of the plan for the Alvarado Creek work cannot be completed.

John Hoy asks whether this is in District 7. Yes. He asks whether there is a potential remedy through MTS by way of the city membership on the MTS Board. David Smith comments that there may be a long-term solution to unwind what was done without proper consultation with the community.

Doug Livingston comments that when this discussion first came up parking was a consideration. Has this development taken that away? Shain Haug comments that MTS says that 100 spaces will be

reserved to commuters and that he was assured that these spaces would be protected for commuter parking.

Discussion Items:

ALSA San Diego Community Grant Application due August 17, 2022. David Smith comments that Welcome to the Area signs or improvement of the triangle at Mission Gorge/Friars might be considered.

Pending Projects for NCPI Review/Action:

Project 636444: All Peoples Church SDP PDP CPA. David Smith reports they are in the second phase of the PEIR with not date set for the third iteration.

NCPI Sub-Committee Reports: None.

Community Group Reports:

Allied Gardens/Grantville Community Council, Shain Haug. After we received the notice of the ALSA grant process we went out to the community with a request for participation. We mentioned specifically the Mission Gorge/Friars Triangle and the AGGCC SDG&E box painting project. The respondents showed interest in the painting project and this is the direction we will proceed. However, we have not taken the triangle off the potential list.

Voice of Del Cerro. None David comments that he has not heard from this organization for quite a while, perhaps the NCPI representatives can look into this. Tamar Caspi says the prior organization went defunct they are still working or getting a group together.

San Carlos Area Council, Tamar Caspi. Had their first meeting, hybrid at the San Carlos Library. They have established the working Board of Directors and are looking to funding sources. They have already made some contribution to the Fireworks Display.

Mission Trails Regional Park, Marilyn Reed. No meeting this month. They were glad to find out that funding for the dredging of the Old Mission Dam has been obtained. They are now working on permits.

Additional and Final Public Comments: David Smith says that the Fireworks folks have almost achieved they goal

Old Business: None

New Business: None.

Adjournment. At 8:42 p.m. The next meeting will be on July 13, 2022

Meeting Calendar 2022:

January 12th, February 9th, March 9th, April 13th, May 11th, June 8th, July 13th, (August dark subject to the requirement for call for a meeting), September 14th, October 12th, November 9th, (December dark subject to the requirement for call for a meeting))

Public Attendees and Presenters:

Members of the public who attended the meeting as shown on the Zoom Participants list:

Sanno Loando, Councilman Campillo's office	Nidhi Khasakia
Anthony Hackett, District Representative, Councilman Campillo	Doug Livingston
Vic Vettiyil, Councilman Campillo's office	Steve Dahms
Lisa Lind, City of SD Planning Department	Bea Riley
Jaway Albaghdad, Congresswoman Jacob's office	John Seymour
Robert Raynor, San Diego Police Department	Barbara Culver
Ted Miyahara	Mathilda Bialk
Tara Carmichael	Sara Madonia
	Toby (no last name)