



**March 8, 2023 Minutes**  
**Tifereth Israel Synagogue, 6660 Cowles Mountain Blvd**  
**No Additional Teleconference Locations**  
**Public Access Available By Zoom Meeting ID 897 0028 5039**  
[navajoplanners@gmail.com](mailto:navajoplanners@gmail.com)  
**6:30 p.m.**

**Call to Order:** March 8, 2023 @ 6:39 p.m.

By the Chair David Smith presiding: Welcome and instructions for participation and appreciation for your attendance and closing of the election of members

**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
<del>Barbara Culver (Grantville)</del>	<del>March 2023</del> Resigned
Tommas Golia (Grantville)	March 2024
Chris Galuppo (Allied Gardens)	March 2024
Marilyn Reed (Allied Gardens)	March 2024
Shain Haug (Allied Gardens)	March 2023
<del>Dana Cole (Allied Gardens)</del>	<del>March 2023</del> Resigned
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	
2 -Excused	

10 in attendance of 13 members

**Modifications to Agenda and Approval of the Agenda as Modified:**

Motion to approve the agenda for the March 8, 2023 meeting by Brian Gile seconded by Lance Grucela. 10 AIF The agenda is accepted.

**Minutes:** Motion to approve the minutes of the February 8, 2023 meeting of the Board of Directors by Lance Grucela, seconded by Brian Gile. Tamar Caspi, Marilyn Reed, Danny Fitzgerald abstain, 7/0 The motion passes.

## DRAFT

### **Public Comment on Non-Agenda Items:**

Marilyn Reed is concerned about the SDG&E rate hikes, particularly in light of the recent boost in gas prices, can we have a discussion.

Tamar Caspi the number of accidents on Navajo, the dangerous conditions are well known, that roundabouts would be a solution for control. Mickey Zeichick comments that roundabouts are very good in the right place, but this solution might only redirect traffic to other roadways. Tamar Caspi comments that we could act by referring the matter to our elected officials Anthony Hackett comments that not every street qualifies for such a remedy.

Jana Hartwell from Grantville comments that her group would like to meet with the SRM subcommittee specifically to discuss the ongoing "Quarry Meetings" and the unsigned MOU that allegedly established these meetings. Her group feels that while there are many issues about SRM that deserve attention, it would be more productive to discuss one issue at a time. A list of concerns about the unsigned MOU and the meetings it allegedly established was given to the Chair.

Gary Whaley comments that the February minutes failed to accurately reflect his comments. He asks what plans are in progress to deal with the blight along Mission Gorge Road, Is there anything to address the blight and nuisance in the area and/or to provide more appropriate development. David Smith comment that this area is under the Sub-Area "B" of the Navajo Community Plan, that the property is privately owned and subject to development rules. Gary Whaley comments that his point is whether there is some interim solution for the area until the private land owners and the city carry out a more permanent plan, such as fencing, visual barriers, and the like to block the eyesores. David Smith comments that it can be taken under submission.

### **Elected and Public Officials' Reports:**

#### **Anthony Hackett, Councilmember Raul Campillo, Council District 7.**

Citywide Update

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 3/23/23 from 9:30AM to 12:30PM at the San Carlos 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.

Land Use Code Updates/Sustainable Development Areas

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Councilmember Campillo voted against the Land Use code update that was before City Council on 2/14/22 due to the inclusion of Sustainable Development Areas, SDAs, and the lack of discussion around them.

There was a total of 84 updates put forth, and he was supportive of 83 of them. He was supportive of expanding childcare options downtown, incentives to build three-bedroom family style units, and park improvements that were included.

However, the one item he could not support was inclusion of SDAs in this package, and hoped it could come back at a later time for discussion to ensure the city was getting the development update correct by properly building housing next to transit, achieving greenhouse gas reduction goals, and achieving an decrease in traffic.

The item did pass 5-4, and will allow for additional housing to be built within one-mile of walkability near a transit hub.

If you have additional questions, please let me know.

*FAQ: Sustainable Development Area replaced the definition of Transit Priority Area. Properties within these areas are eligible for the city's local incentive programs like the Complete Communities Housing Solutions program and the Accessory Dwelling Unit density bonus program intended to encourage building more homes near transit. The new definition removes the "as the crow flies" distance of the TPA and instead allows local incentive programs to be used if the development is accessible to a major public transit stop up to a 1-mile walk.*

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 the 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. 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

1. Wednesday: January to February
2. Thursday: March to April
3. Friday: May to June
4. Monday: June to July
5. 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.

Allied Gardens/Grantville

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This past Saturday Councilmember Campillo hosted a dumpster clean up event at the Allied Gardens Rec Center. Our office partnered with EDCO waste services who donated 3 large dumpster bins that residents filled up. We want to thank the residents who stopped by to drop off their bulk trash items.

The Councilmember also attended the Allied Gardens Little League Opening Day ceremony, where he thanked the parents and players for their participation in the 2023 season.

Councilmember also threw the first pitch to kick the season off!

San Carlos

Councilmember Campillo was able to attend the San Carlos Little League Opening Day and present a proclamation declaring Saturday, February 11, 2023, San Carlos Little League Day in the City of San Diego.

Our Office received a call regarding a sign on Jackson Drive so worn down and illegible that drivers and pedestrians could not read the sign and figure out what street they were on. We were able to elevate this request to City crews and shortly after the sign was replaced.

Brian Gile asks whether there is a definition of walkability. Anthony Ha will get back to him on this.

Abel Santanna asks about the SANDAG improvements to public transit routes based on the millage fee as the basis for funding. As he understands that the millage fee did not pass and questions rise over the issue of transit routes that were based on that expectation. Has the regional transportation plan changed, apparently developer are still being allowed to use the existing plan. Anthony Hacket will get back Lance Grucella comments that there is not definition of planned transit routes, but the planned routes are based on the millage fee plan. The question is the city aware of this or is planning going to continue to use the existing. Anthony Hacket will get back

**Ian W. Harper, Supervisor Joel Anderson, District 2** submitted a written statement for inclusion in the record.

2023 will be a year of transition for the County. Supervisor Nora Vargas who represents many of the South Bay communities, began serving as Board chair in January, following Supervisor Fletcher's two-year term.

In addition, the County's Chief Administrative Officer (Helen Robbins-Meyer) announced that she is retiring this year after 10 years leading the County. So we will see a new CAO in the next few months.

Supervisor Anderson has served as the District 2 County Supervisor for two years now and is continuing to work on solutions to the challenges our region continues to face. These include identifying new ways to address homelessness, mental health and housing which are closely linked.

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The Supervisor has been successful in securing support from the full Board of Supervisors on several of his ideas such as a “shallow rent” assistance program that helps our seniors who are at risk of becoming homeless to stay in their homes.

The Supervisor also worked with Supervisor Fletcher to hold community meetings to develop a framework outlining how the County will spend an anticipated \$100 million in settlement funds to tackle opioid addiction.

Supervisor Anderson will also continue his efforts to keep communities safe from Sexually Violent Predators, or SVPs, when the state decides to release them back into the population. He co-authored an item on January 11th, directing County staff to support actions to ensure that private and home schools are included in the definition of state law that prevents SVPs from being housed within ¼ of a mile from schools.

He also sent a letter thanking the two 6th District appellate justices who also believe and recently ruled that private and home school students should be afforded the same protections as public-school students.

Our office has a robust intern program so if you know of any students who may be interested, please have them contact our office. And if you know of anyone who deserves recognition for giving of their time and treasure, we would like to present them with a certificate of recognition. Finally, although we are already planning to bring several ideas forward to the Board of Supervisors, some of our best ideas come from the constituents we serve. If you have any policy ideas, or know of anyone who does, please don't hesitate to contact our office to discuss them.

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

Our office's legislative packet will be announced this week and should be available for viewing on our website.

While the deadline for bills in this legislative session has passed our office is always taking constituent bill proposals.

Lastly, our office will be hosting a California Mortgage Relief Webinar next week, March 8<sup>th</sup> at 5:30 PM.

The California Mortgage Relief Program uses federal Homeowner Assistance Funds to help homeowners get caught up on past-due housing payments and property taxes. \$1 billion in mortgage relief funds are now available to California homeowners who have fallen behind on housing payments or property taxes during the COVID-19 pandemic. Eligible applicants can receive up to \$80,000 in assistance.

The webinar will allow attendees to learn about the application process and have an opportunity to ask questions to staff on specific matters

You can find a flyer and registration link for this event on our social media and website.

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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. I will drop my email in the chat as well as our office number.

I look forward to fostering a relationship with this community, and 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](http://www.navajoplanners.org) and that will be distributed to the email contact list.

### **Samantha Brown, Senator Toni Atkins. State Senate District 39**

All of the legislative issues have been submitted and a report will be forthcoming.

### **Directors, Board Members' and DIF Reports:**

**Chair, David Smith.** Reported on the status of the DIF.

**Vice Chair/CPC Representative, Brian Giles.** As the CPC representative the legislative push as SB 411 to amend the Brown Act to allow different meeting formats. According to the city the CPGs must to have both an application for recognition, new By-Laws, a statement of ethical standards, a representation plan, a statement of core values and goals by the end of the year, but no written guidelines will be forthcoming from the city. A major issue is the lack of guidelines and the ability of the city to reject on arbitrary grounds. It was implied that an outside group other than the existing CPG would be able to take over representation with city approval. The Councilmember was asked to assist in understanding this issue. John Hoy asks whether our by-laws comply, Brian Giles comments that the by-laws must be amended to conform to the new Council Policy 600-24 directives. Lance Grucela comments that the issue of equity requirements and other such matters must be dealt with by-laws and otherwise. The comment was made that it is not clear with agency of the city will be the reviewing agency. Brian Gile says that the CPC meeting left all of these matters entirely vague. John Hoy mentions that we do not have the money that is available to dome of the CPGs with closer relations to developers and that we are not able to seek outside resources.

### **Action Items:**

#### **Alvarado Creek Apartments- Pacific West Communities at 1501 Mission Gorge Road.**

Seeking NCPI letter of support for project to assist in applicant receiving grant funding for construction. Project located at 5901-13 Mission Gorge Road in Grantville. The item previously received NCPI approval for design deviations July 14, 2021. Tamar Caspi comments that this development does not allow for day-to-day access to essential services for the residents, that as important as the development is, it does support the expected residents. David Smith



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comments that the original design allowed a pedestrian path to the trolley that were subsequently eliminated. Marilyn Reed comments that the letter does not state the number of units, that the density could be increased, that we should endorse approval based on the current plans. David Smith advises that the project is done, this communication would only be a confirmation of what has been earlier approved and is now permitted. David Smith comments that reason the applicant wants the affirmation to enhance its attempts to obtain funding. John Hoy comments that the applicant for this assistance should be present in person. Danny Fitzgerald comments that this is just a refresher of what we have already done and moves to support the letter by further letter as written. Seconded by Brian Gile. 7 voting yes, one voting no, one abstention. The motion passes

### **NCPI Election Sub-Committee-Ballot**

Announcement of election results and certification by the board.

Navajo Community Planners Inc. Board Candidates for 2023 Election

<u>Community</u>	<u>Candidate</u>	<u>Term Ending</u>	<u>Vote</u>
San Carlos	Tamar Caspi	March 2025	13
Grantville	David Smith	March 2025	13
Allied Gardens	Shain Haug	March 2025	12
Del Cerro	Abel Santana	March 2025	12
Del Cerro	Brian Gile	March 2025	13

Motion to accept the vote by Danny Fitzgerald and to seat the elected members, seconded by John Hoy. 10/0 AIF The motion passes.

### **Informational Presentations/Discussion**

**Update on Navajo Storm Drains City of San Diego Will Meredith.** Information on current scope of work, community impacts, construction schedule and Q&A. No presentation at this time, the matter will be deferred to April 2023

### **Discussion Items:**

**Return of In-person meetings or go full virtual.** David Smith raises the question of the most efficient and effective means to attending the meeting. It will be possible for a Board member to designate a remote location from which the member will attend the meeting and the member will be allowed as a component of the quorum and will be allowed to vote so long as that location is will be posted and that the public can attend at that location. It is possible to attend virtually as a Board member but the member could not vote or treated as a count of the quorum unless public attendance at that location is offered. Brian Gile comments that there needs to be an outreach to the public. We need to develop a means to encourage public participation. Danny Fitzgerald comments that the hybrid for the public should be continued, that there are varied

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circumstances that need to be vetted. Lance Grucela comments that it is unfortunate that we are faced with this but there will be creative ways to deal with remote participation by members. Tamar wants to remind us that we are a Navajo Group and Zoom does not meet the community nature of that group. Lance Grucela comments that Zoom adds to meeting length. David Smith comments that there are many virtual presentations by applicants. Mickey Zeichick comments that she writes for the Mission Times Courier and that NCPI could be mentioned, that she can prepare an announcement. David Smith comments that we could change the NCPI dates to meet the Mission Times Courier schedule. It is generally agreed we will continue the hybrid meetings for the public and that we need to improve our community outreach.

### **Digitally recorded/transcribed meeting minutes**

Brian Gile comments that there are some third-party companies that will do transcribing. Brian Gile will look into various modalities by which meeting minutes can be prepared.

### **Agenda Items 2023**

Smith comments that the All Peoples Church will be coming up, that we must address the Alvarado Creek road realignment, and that such matters as the by-laws and other new standards will be addressed. The annual review of the Developer Impact Fund priorities will be addressed in the near future.

### **NCPI Sub-Committee Reports:**

#### **By-Law Sub-Committee**

David Smith and Brian Gile are beginning work but the lack of template makes the job more difficult.

#### **SRM Subcommittee**

David Smith comments that the SRM CUP first cycle is available. We need a replacement on the Sub-Committee for Dana Cole who has left the Board

### **Pending Projects for NCPI Review/Action:**

Project 636444: All Peoples Church SDP PDP CPA

No discussion

### **Upcoming Events:**

None

### **Community Group Reports:**

**Allied Gardens/Grantville Community Council, Shain Haug.** None

**Voice of Del Cerro.** None



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**San Carlos Area Council.** Micky Z comments that the next meeting will be Wed, March 15, 2023 at the SC Branch Library for presentation by the Mission Trails Regional Park.

### **Mission Trails Regional Park, Marilyn Reed.**

Ranger Report—Down 2 Rangers. They are hoping to fill those positions soon.

Foundation Report—29<sup>th</sup> Annual Mission Trails Regional Park Photo Contest—Entry Deadline is March 15. Only one week left to enter the Mission Trails Regional Park (MTRP) Foundation's 29th annual photo contest! Online submissions will be accepted through March 15 and there is no entry fee. Adults may submit one photo to the category of their choosing: Plants, Animals, Landscapes, or People, and teens and children can submit one photo to an open category. Oak Grove trail improvements status report. There is \$100,000 acquired from the State for improvements and they are looking for a match from the City, which will bring the amount available for improvements up to \$200, 000. Some of the improvements would be for hiring grading contractors to level certain sections of the trail.

The land acquisition of a new parcel of land to be added to the Park, has been successful as the owner is now willing to sell. The City is in the process of authorizing a Title Report and Appraisal if an agreement with the owner is reached on the sale price. The property would be paid for by the City's Acquisition land fund. No amount was discussed. Should progress continue on the acquisition, then it would go before the City Council for approval in July of 2023. If something should happen to delay the sale, then the Council will address the issue in Sept. or Oct. of 2023.

Dredging of the Padre Dam. Existing environment permits will be used. Some such as the Army Corp of Engineers may need to be reapplied for. Hopefully all permits will be acquired or extended by Sept. 2023 and dredging may occur.

The cost will be about 1.5 million. Approximately, \$500,000 has been secured by the Council Member for the purpose of dredging the dam. However, as the cost is much higher, more may need to be obtained by our Councilmember. The last time the Dam was dredged was 2006 and the cost was \$500, 000.

### **Additional and Final Public Comments:**

None

### **Old Business:**

None

### **New Business:**

None.

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**Adjournment.** At 8:30 p.m. The next meeting will be on April 12, 2023 at Tifereth Israel Synagogue 6660 Cowles Mountain Blvd San Diego, CA 92119.

**Meeting Calendar 2023:**

January 12<sup>th</sup>, February 8<sup>th</sup>, March 8<sup>th</sup>, April 12<sup>th</sup>, May 10<sup>th</sup>, June 14<sup>th</sup>, July 12<sup>th</sup>, (August silent subject to the requirement for call for a meeting), September 13<sup>th</sup>, October 12<sup>th</sup>, November 8<sup>th</sup>, (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 as remote attendees with full names:

Danielle Smith  
Dean Gayon  
Ellen Renker  
Gary Whaley  
Dana Gusti  
Samantha Brown