



Meeting materials are available at navajoplanners.org

September 8, 2021 Minutes
By Video Conference
navajoplanners@gmail.com
6:30 p.m.

Call to Order: September 8, 2021 @ 6:34 p.m.

Roll Call of Board Members:

- Mike Murray (San Carlos) March 2023
- Danny Fitzgerald (San Carlos) March 2022
- Robert Weichelt (San Carlos) March 2022
- Tamar Caspi (San Carlos) March 2023
- Cory Lashell (Grantville) March 2022
- David Smith (Grantville) March 2023
- VACANT (Grantville) March 2023
- Tommas Golia (Grantville) March 2022
- Chris Galuppo (Allied Gardens) March 2022
- Marilyn Reed (Allied Gardens) March 2022
- 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 2022
- Lance Grucela (Del Cerro) March 2022

0 -Absent
0 -Excused

Modifications to Agenda and Approval of the Agenda as Modified:

Motion to approve the agenda a Moved by Tamar Caspi Seconded by Able Santana 8/0AIF The agenda is accepted.

Minutes: Approval of the minutes of the July 14, 2021 meeting of the Board of Directors as ameliorated with the addition of the time of commencement of the meeting. Moved by Tamar Caspi Seconded by Mike Murray 8/0AIF. The motion passes.

Public Comment on Non-Agenda Items:

None

Elected and Public Officials' Reports:

San Diego Council District 7, by Sanna Loando. 600 feet of the storm water channel complete In June. Now the work is being done nearer the Adobe Falls to correct and repair concrete on the channel banks to reduce flooding. There will be significant increase in funding for the Alvarado Creek Road action. The district has additional funding for streets and lighting. The Park Master Plan has been approved with a new formula for the points system to evaluate the fee structure with consideration of park deficient communities. There is language in the plan for species protections. The Small Business Relief funds are available through September 24, 2021. There will be a public hearing on the rate increases. Tamar Caspi asks whether there is possibility for breaking up Navajo with the redistricting. Ms. Loando does not know of anything in the wind.

San Diego Police Department, by Office John Steffen Community Relations Officer for the Eastern Division. On September 24, 2021 at 4020 Murphy Canyon Road a firearms turn in of unloaded guns for a gift card will be conducted

The crime statistics for the last 30 days:

Violent Crime: 8

Property Crime: 50

20 vehicle break ins, 16 stolen vehicles, 11 theft related cases, 2 residential burglaries, 1 commercial burglary.

Movie Violation Citations: 49

Arrests: 47

Reports were made from the Planning Department, by Lisa Lind; from Congressional District 53 by Jawad Al Baghdadi; and from Assembly District 79, by Ariel Gibbs. Each reported briefly on the activities of their offices and left means to contact the offices on matters of community interest.

Upcoming Events:

None mentioned

Directors Reports:

Chair, David Smith. The All Peoples Church have been given direction to produce an EIR, rather than a secondary process, to be followed by public review and review by NCPI. A new project for a self-storage facility on Princess Gorge Road that will come before NCPI in the near future.

Vice Chair/CPC Representative, Brian Giles. The recent CPC meeting covered the CIP priorities that had been brought by the CPGs. The majority of the meeting was directed to Spaces for Places and the upcoming meetings on the issues. Some expressed distress of the city's action before the matters are discussed in the CPGs. Some conversation about the remote meetings and the continuation of what is allowed remotely but without conclusion.

Treasurer, Cory LaShell. No money in the account.

Action Items:

Disposition of reimbursements of operating expenses. The planning group received \$500.00 in reimbursement for the cost of Zoom meetings in partial satisfaction of the \$700.00 actually expended by David Smith. It is being held in his bank account pending approval of the distribution of CPG Funds reimbursements funds to him. Authorization of the disbursement to him was Moved by Shain Haug, Seconded by Danny Fitzgerald. Discussion included: Tamar Caspi asks about prior expenses and coverages, but the prices only arose with the Zoom meetings and the city has not been funding these matters. Lisa Lind comments that the budget for the CPGs is limited, not all CPGs needed the money, there was not a unified plan for all groups. There should be some a better way to handle expenses during of future events.

10/0 AIF The motion passes

Informational Presentations:

Neighbors for A Better San Diego, Geoffrey Hueter. A grass roots group formed around the issue. The group has been presenting before all of the Planning Groups on the matter of the city's implementation of state law relative to Accessory Dwelling Units. The city has allowed higher building density, a greater number of ADUs, zero setbacks, an increased number of units in transit zones, waived fees on the additional units, front yard construction, and other allowances in excess of the state law. The developments are limited to only a plan check by the city. As implemented the ADUs can be built where ever they will fit in practically any manner. This reached where it did without in-depth discussion by planning groups. There is an incentive to build to great density and affordable housing. This encourages investors to come in to take over properties and turn the lots into high density. The Transit Priority Area ½ mile zones are by as the crow flies and not the actual travel distance. The presenter pointed out all of the impositions on the residential neighborhoods and the negative aspects of the city's infill processes allowed by the city. Neighbors for A Better San Diego is meeting with all the planning groups and council districts in an attempt to get the city to bring the city's regulations into the scheme designed by the State and to direct the density to major thoroughfares. The group encourages NCPI to join the effort. . Neighbors for A Better San Diego has made definitive drafts of the changes that might be made to the city ordinances that could be used as the basis for action by the planning group.

Members of the Board asked questions that further clarified the disparities between the State Law and the city's enactment. Questions were raised about how the transit priority works. The question was raised as to where the city stands in relation to other civic jurisdictions. Several of the member of the Board expressed skepticism and suggested that the organization was exaggerating the threat imposes to the single family residence neighborhoods in Navajo. NCPI will obtain the draft work by the Neighbors for a Better San Diego and will distribute it to the Board for consideration of taking a formal position.

Proposed increase to water and sewer rates, Lisa Celaya, Adam Jones, Nicole Darling, Katie Keach, and Shauna Lorance of City Public Utility Department. Adam Jones presents the issues raised as City Council soon will meet to discuss increase of rates. The Department is responsible for the delivery of water and disposition of wastewater. He covered the scope the work. The city hired an independent consultant to analyze the costs under Proposition 218 and they reported the need for an increase in

rates. The charge cannot be in excess of actual cost and the income cannot be used by any other city activities and cannot be charged to those not using the services. The costs include capital expenses, maintenance, personnel expenses, transportation, treatment, borrowing costs, sources of water, and consideration of customer demands. This will be the basis of the cost structure.

The need for increase of rates if found in matters such as the age and deterioration of the infrastructure, new project such as the Pure Water project, the rising cost with inflation since the last rate structure evaluation the increased cost of imported water, and what must be done to ensure the flow of water to and wastewater from all users. Overall the increase will be something in the nature of 3%. Potable water and waste water are accounted for separately. The question was presented as to where the city stands in terms of usages per household compared to other jurisdictions – the city is about in the median.

There will be a public hearing before the City Council on September 21, 2021 on a Zoom platform. That meeting may be followed by a vote on the increase.

Discussion Items:

Concerned San Carlos regarding the city's response to street work inquiries, Jeffery MacMaster. He discussed damage to Wing Span Drive as the result of tree roots from the adjacent city property north of the residences where the reservoir is located. The damage is increasing, the pavement is splitting, the street is full of "speed bumps". Reports began as early as October 2020 and thereafter by way of Get It Done. The city has responded basically that the issue will be addressed in due course but nothing has been identified and no responsible member of the city staff has been identified as being in charge. While the residents understand that there are problems all over the city, the issue is more than just normal pavement movement but is the result of a specific source that is under the ownership of the city, the trees in the area, that cause the problem. Mr. MacMaster feels that he is at the end of his energy to get the work at least put into the list for other city work. And, to find out who is or will be responsible. Representatives of the city were present and appeared to take responsibility. They explained the context of this work in relation to other work in progress and they expressed certainty that work will be undertaken this Fall.

NCPI Sub-Committee Reports:

None.

Community Group Reports:

Allied Gardens/Grantville Community Council, Shain Haug. On Saturday, September 18, 2021 we will join with San Diego Canyonlands and Friends of Navajo Canyon to work the canyon for trash and debris. On Tuesday, September 28, 2021 we will hold a Town Hall Meeting directed to the city's new organic waste disposal requirements.

Voice Del Cerro, David Smith on behalf of the organization. The organization has have completed their bylaws and plans an election for the governing board in the near future.

San Carlos Area Council, None

Mission Trails Regional Park, Marilyn Reed. No meeting this week. The meeting will be next week and he will have an update in October.

Additional and Final Public Comments:

None

Old Business:

None

New Business:

None

Adjourn: 9:05 p.m. The next meeting will be on October 13, 2021

Meeting Calendar 2021:

January 13th, February 10th, March 10th, April 14th, May 12th, June 9th, July 14th, (August Silent subject to the requirement for call for a meeting), September 8th, October 13th, November 10th, (December Dark)

Public Attendees and Presenters:

Members of the public who attended the meeting (only those who gave their full names have been listed):

Geoff Hueter
SDPD Officer Stephen
Steven Dahms
Adam Jones
Kaytee Sumida
Patrica Burkes
Jeffery MacMaster
Katie Keach
Sanna Loando
Vic Vettiyill
Ellis Clay
Lisa Lind
Ariel Gibbs
Josh Billauer
Nicole Darling
Christopher Ackerman

Nicole Darling
Ann Gomez
Bryan Pridmore
Shauna Lorance
Danielle Smith
Bob Kiesling
Jawad A. Rep Jacobs
Tim Tallarida
John Hartley
Michael Livingston
Kathleen Lippit