



Meeting materials are available at navajoplanners.org

February 9, 2022 Minutes
By Video Conference
navajoplanners@gmail.com
6:30 p.m.

Call to Order: February 9, 2022 @ 6:32 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
- 1 -Absent
1 -Excused
 10 in attendance

Modifications to Agenda and Approval of the Agenda as Modified:

Motion to approve the agenda by Cory Lashell, Seconded by Tamar Caspi 10/0 AIF The agenda is accepted.

Minutes: Approval of the minutes of the January 12, 2022 meeting of the Board of Directors.

Motion to approve by Cory La Shell, Seconded by Tamar Caspi 10/0 AIF The motion passes.

Public Comment on Non-Agenda Items:

William Perno, Alcohol and Drug Prevention Specialist. Speaking against the proposed ordinance that would remove current local cannabis retail sale restrictions. The safeguards allowed under Proposition 64 have been enacted with best practices buffer zones throughout the city. The concern is that there has been no meaningful input from the community.

David Ege, San Carlos Library. The book sales are back the first Saturday of each month. The work is coming to completion on the next-door lot as the next step in purchasing the property.

Elected and Public Officials' Reports:

Sanna Loando, Council District 7.

January/February legislative actions taken by the Council included:

Postponing the implementation of the Short-Term Residential Occupancy regulations from July 1, 2022, to no later than 9 months after receiving Coastal Commission approval

Housing Action Package Amendments to the Municipal Code and Local Coastal Program Amendments, including updates to ADU regulations and the implementation of SB9

Fiscal Year 2023 Council Budget Priorities Resolution

San Carlos Library: Well destruction is complete, awaiting no further action letter to be able to route the purchase sale agreement to the Council

Allied Gardens: bike lane road markings were restriped on Mission Gorge Rd, streetlights were repaired on Greenbrier Ave, and an illegal makeshift stop sign on Greenbrier Ave was removed by City staff

Grantville: Next week Councilmember Campillo will join the Mayor, MTS, and Affirmed Housing for the groundbreaking of the ShoreLINE Apartments at the Grantville Trolley Station

Councilmember Campillo issued a memo to the Independent Budget Analyst containing his budget priorities for the upcoming fiscal year. Some Citywide highlights include small business and non-profit assistance, youth internships and employment opportunities, staffing for Parks & Rec, infrastructure improvements in the right-of way, funding for SDPD storefronts to improve response times, homelessness and housing. Local Navajo highlights include the San Carlos Library, Alvarado Canyon Rd Realignment, and Allied Gardens Community Park.

Shain Haug. Requests that the city give us an update on the protective fence on the east side of Waring Road north of Abode Falls

Tamar Caspi. On behalf of San Carlos Area Council. Requests have been filed for traffic control measures in the area, particularly pedestrian crossing, and we need further action and we need a follow up on the status of the requests.

John Steffen, San Diego Police Department Community Relations Officer.

Law enforcement issues in the Navajo Communities during the past 30 days:

Violent Crime: 12

Property Crime: 60

Commercial Burglaries: 6

Residential Burglaries: 5

Vehicle Thefts: 11

Theft from vehicles: 20

Larceny Cases: 17

Arrests: 56
Citations: 37

Upcoming Events:
Prescription Drug take back, April 30th 10:00 am to 2:00 pm
Eastern Division
9225 Aero Drive

Jawad Al Baghdadi, 53th Congressional District.

Starting with updates in Washington DC, in the past month Congresswoman Jacobs has been working on issues such as voting rights, voting to pass the John R. Lewis voting rights act out of the House

She's also been working with her colleagues on trying to renew the child tax credit that expired last month. The tax credit returned \$192 million to 80,000 ca53 families last year, and is estimated to have cut child poverty in half. She's committed to finding a way forward on this, even if that means as a part of separate legislation

She recently traveled to Ukraine as part of the House Foreign Affairs Committee and met with NATO/Ukrainian partners in an attempt to try to solve the crisis before there is another war.

In the district,

Last month, Rep. Jacobs visited infrastructure needs in the City with Council President Sean Elo-Rivera to follow up on the historic passage of the bipartisan infrastructure bill. We look forward to working closely with local and state leaders to make sure San Diego get its fair share.

On MLK day, Rep. Jacobs was glad to join Project New Village at the annual MLK day of service at the Mt. Hope community garden.

Free rapid covid-tests are available on a USCPS website. Very simple to order; only requires a name and an address: <https://www.covidtests.gov>

KN95 masks have been distributed by Health and Human Services to pharmacies around the country. Each pharmacy is distributing differently but you should be eligible for at least 3 as a walk-in at a retail pharmacy: <https://www.npr.org/2022/01/25/1075640873/free-n95-masks-covid>

The Federal Broadband Benefit program has recently started. This is the successor to the Emergency Broadband Benefit program that was passed as a part of the American Rescue Plan:

Upcoming Events:

None

Directors Reports:

Chair, David Smith. None

Vice Chair/CPC Representative, Brian Giles. The Community Planning Council (CPC) had another meeting at which Councilmember LaCava spoke. The CPC sent a long list of items that need to be changed. The vote will be pushed back while the proponents of the proposal "red line" the changes. He was receptive of certain items, but until the changes in the proposal are made we can't comment. When it comes back with the "red line" to the CPC will have one more chance for comment before it goes before the Land Use Committee of the City Council, tentative in March 2022.

Tamar Caspi. Comments that this is being pushed through very fast. Why is it going so fast?

Shain Haug. Concurs that there is no reason for this moving as a rush job.

Brian Gile. Comments that the CPC has been working on this diligently, has many comments and suggestions. The Councilmember has simply said he is working on it. But until the "red line" version is on the street we really cannot make specific comments.

Tamar Caspi. Comments that we may have to call a special meeting. Comments that the San Carlos letter may be moot. Brian Gile responds that until we have the "red line" we do not have anything specific for comments.

Marilyn Reed. Asks whether the CPC took a vote on the specific comments. Brian Gile advises that a subcommittee prepared a list of issues that represented the consensus from the CPS that were presented to the Councilmember by CPC.

John Hoy. Comments that we should not count of the Councilmember to be fully responsive to our concerns. That we should not assume that he will make the suggested changes. We should be forthright with our issues in our expression of concerns with the proposal as it stands.

Brian Giles. Suggests we approve the proposed draft letter with attachment of the CPC list of issues and recommendations rather than draft another letter, a notation of agreement with CPC. Agrees that the communication

Action Items:

NCPI Elections Sub-Committee: Board Approval of the 2022 ballot.

As of the start of the meeting, and after receipt and review of their applications, the following names are nominated for placement on the March 2022 ballot:

Del Cerro

Lance Grucela

John Hoy

Grantville

Tommas Golia

Cory LaShell

Vacant Seat

Allied Gardens

Marilyn Reed

Chris Galuppo

San Carlos

Danny Fitzgerald

Vacant Seat

Motion by Tamar Caspi to approve the ballot as so provided, Seconded by Dana Cole. 9 in favor, one abstention. The motion passes

Council Policy 600-24 Reform. Discussion and action regarding NCPI letter to City regarding proposed amendments to Council Policy 600-24. The discussion of this issue is recorded above. Motion to approve the letter as provided in Exhibit “A” with endorsement of the prior action by the CPC and the January 24, 2022 letter of the San Carlos Area Council by Brian Gile, Seconded by John Hoy. 10/0 AIF The motion passes

The letter will be circulated to the NCPI Board for typographical corrections. The Chair and Vice-Chair will formulate the communication as an email to the members of the City Council with cc: as they will see fit.

Informational Presentations:

None

Discussion Items:

Navajo DIF account: 2021 Deposit and YTD Total. The Development Impact Fund explained by Cory LaShell as income from development for capital improvements in the districts. The recent allotment is attached as Exhibit “B.” NCPI has \$7m in reserve. The Projects List is attached as Exhibit “C.” The Build Better SD City of San Diego proposal is for a pooling of the DIF for the benefit of areas that are less well off because of development issues rather than using exclusively in the district. This would be a more efficient way to use the money and to avoid uses just to avoid time limitations. This could benefit lower socio-economic neighborhoods. Lance Gruela asks for an update after the CPC meets and discusses this issue.

Navajo and Park Ridge traffic safety concerns, Tina Fransson. Not in attendance. Tamar Caspi comments that she probably would have discussed the same issues mentioned to the Councilmember’s office.

UT Community Reporter, Emily Alvarenga. She is working to develop neighborhood coverage and to solicit information of concern to the communities.

Mission Times Courier Reporter, Dave Thomas. Not in attendance.

Pending Projects for NCPI Review/Action:

Project 672846: Child Care Center CUP: 7111 Eldridge Street.

Project 679788: Ace Self-Storage: SDP: 7395 Mission Gorge Road.

Project 636444: All Peoples Church SDP PDP CPA.

Project 699527: ColRich Apartments EOT, College Avenue and I8. Brian Gile comments that it appears that the developer is just keeping the possibility of development at the site now under consideration by APC in the event the property becomes available. The question is whether the matter can go directly to development if the current proposal by the APC falls through without further permitting. Where NCPI will have any right to address the matter is not clear at this time. It will be put on the agenda for the March 2022 meeting.

NCPI Sub-Committee Reports:

None.

Community Group Reports:

Allied Gardens/Grantville Community Council, Shain Haug. Our recent Town Hall Meeting addressed the SDSU development. We had the benefit of a tour of the area and of the new stadium.

Voice of Del Cerro. None. Brian Gile will continue to reach out to the persons who he knows to be involved in the organization. The comments of the Board members indicate a lot of contention among the folks who were involved, perhaps we can help them get their feet on the ground.

San Carlos Area Council, Tamar Caspi. Drafted our letter regarding LaCava's CPG changes and sent it to NCPG and all City Council. Began inquiries into traffic safety concerns, namely a crosswalk on Murray Park at the Lake Murray Playground, u-shaped driveway as well as Park Ridge speed and signage and road conditions. Began outreach efforts to increase interest and attendance. Renewed our plot at San Carlos Community Garden.

Mission Trails Regional Park, Marilyn Reed. No meeting this month, will have a report next month.

Additional and Final Public Comments:

None

Old Business:

None

New Business:

None

Adjournment. 8:09 p.m. The next meeting will be on March 9, 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 listing:

David Ege
Jawad Al Baghdadi –
Rep Jacobs office
Sanna Loando –
District 7
Kathleen Lippitt
SDPD Officer Steffen

Jim Jennings
Diana Lara –
Atkins office
Emily Alvarenga - UT
Eric Gnad
Jon Cooper
Pam Cotta

Madine Davis
Barbarasue Barnes
Danielle Smith
Michael Lugo
Dan Tomsky

Exhibit “A”

There is a tension between the vested authority found in Charter Section 43(b) and the foundation of community service memorialized in Council Policy 600-24. The former is the basis of the authoritarian structure of the planning process. The latter recognizes that government arises from response to the needs of the communities served. The tension is most apparent in the obligation of the Planning Department to give consideration to the recommendations of the Community Planning Groups.

The questions raised by the Grand Jury report were those of participation, governance, and transparency of Community Planning Groups that weakened the oversight by recommendation of the Groups. The proposal for change to Council Policy 600-24 suggests changes that will address these questions. These matters that are in negotiation between the drafters and the Community Planning Council. For the time being, before we join in the discussion of specific provisions, we leave those matters to the negotiators.

But the proposal goes beyond issues of organization. It addresses the fundamental purposes of the Community Planning Groups. Rather than provide for a stronger voice in land use and development the proposal takes quarrel with the relevance of Groups. It treats the tension between Planning Department and the Groups not as a healthy, on-going interaction but as conflict that must be resolved by diminishing the posture of the Groups as protectors of their neighborhoods.

Developers and planners, planners in particular, recoil from recommendations that are contrary to their concept of the project; they object to delay that may be necessary to consider suggestions and objections of the Community Planning Group. But the former objection ignores the rights of those who share their communities with the developments. The resolution of the latter issue is not found in the restriction of the role of the Community Planning Group. Rather, the answer is found in the expansion of that role: in bringing the Group closer to the planners, in increasing the scope of and number of projects subject to review, and in bringing the Group earlier into the process.

The Community Planning Groups as they now exist have been around for a long time. This connection between the Groups and the City has demonstrated the viability of the relationship and has established a precedent that Council Policy 600-24 conforms to the requirements of the Charter. The issue of conflict with Charter Section 43(b) is a red herring, a false flag, that must not be a basis to make it harder for the citizens to speak to their elected officials.

In addition, the Navajo Community Planning Group takes this opportunity to register its endorsement of the positions earlier taken on this matter by the Community Planning Council and the San Carlos Area Council in its letter of January 24, 2022.

Exhibit “B”

Community:	Payment Type	Date Paid	Amount	PTSNo
-------------------	---------------------	------------------	---------------	--------------

DRAFT

Navajo	DIF	3/26/2021	\$7,943.00	650263
Navajo	DIF	5/28/2021	\$500,409.00	653571
Navajo	DIF	7/13/2021	\$108,847.95	653491
Navajo	DIF	8/6/2021	\$717,076.12	675839
Navajo	DIF	11/15/2021	\$1,322.54	686013

4bd/3 ba Single dwelling unit 7618 Rowena Street San Carlos
 54 units on 5310 Adobe Falls Road
 Retail building on Twain/Mission Gorge 6101 Mission Gorge
 97 units at Wermers, next to the Hanover development 4354 Twain Ave-
 Tenant improvement 4606 Mission Gorge Place

Exhibit “C”

**Department - Public Facilities Planning Impact Fee Fiscal Year
Summary**

NAVAJO

**FUND #400116 - Established 8/13/88 As of September
30, 2021**

**TOTAL REVENUES (Including \$18,329,172
Interest):**

City Project No.	DIF Plan #	Projects Approved by Council	Project Status	Funds Expended	Funds Budgeted
		T-2Waring Road Irrigation and Landscaping	Completed	5,000	5,000
		P-20Hearst Elementary School Joint Use Improvements	Completed	138,421	138,421
		P-10Pershing Middle School Joint Use Improvements	Completed	345,000	345,000
		P-18Grantville Neighborhood Park Tot Lot Upgrade	Completed	128,536	128,536
		P-15ALewis Middle School - Joint Use Improvements	Completed	150,000	150,000
		P-21Dailard Park Development	Completed	183,700	183,700

DRAFT

	T-11	College Avenue Median Improvements (I-8 to Camino Rico)	Completed	25,000	25,000
	T-9	Changeable Speed Limit Signs - Various Locations	Completed	20,000	20,000
	T-4	Traffic Signal / Signal Light at Lake Murray Blvd & Ferguson Way	Completed	119,902	119,902
	T-4	Traffic Signal/Signal Light at Cowles Mountain Rd & Jackson Dr	Completed	60,000	60,000
	P-19	Lake Murray Community Park Comfort Station	Completed	99,384	99,384
B-15003	T-9	Sidewalk: Riverdale St from Friar's to Glacier, East Side	Completed	131,300	131,300
B-15109	T-9	ADA Navajo Area	Completed	173,827	173,827
B-15010	T-17	Flashing Beacon: Highwood & Bisby Lake	Completed	24,808	24,808
	S-10028	P-21 Dailard Neighborhood Park-Play Area Upgrades	Completed	400,000	400,000
S-11018	P-7	Lake Murray Community Park Play Area Exp	Completed	211,992	211,992
B-10161	T-7	Laurel Ridge Court Storm Drain		27,602	27,602
B-13130	T-8	SD Mission Rd w/o Fairmount Av Sdwk S/S		772,237	833,924
B-15009	T-4	Traffic Signal: Jackson & Winding Creek		293,478	296,000
B-15011	T-5	Audible Signal, Curb Ramps: Navajo & Bisby Lake		145,176	279,192
B-15029	T-7	Navajo Storm Drains		827,728	1,813,017
B-18060	T-9	ADA Navajo CR PROW S18		196,692	196,692
B-20073	T-9	ADACA Navajo Curb Ramp PROW S44		50,000	50,000
P-18007	T-12B	Alvarado Road Realignment		378,144	418,649
S-00800	L-1	San Carlos Branch Library		684,664	1,755,712
S-15004	P-28	Rancho Mission-Children's Play Area Upgrade		2,335,051	2,401,000
		Administration Costs (1988 to Present)		600,665	648,079
Total Expended/Budgeted				\$8,528,306	\$10,936,736

FUND BALANCE: **\$7,392,436**

Pending

Action	Anticipated Commitments	Amount
	Administration	13,000

TOTAL PENDING ADJUSTMENTS: \$13,000

ADJUSTED FUND BALANCE: **\$7,379,436**

Note:
Budgets reflected in this report matches the City's Financial System and may be different from the total budgets reflected in the Development Impact Fee Plan due to project phasing or budget restrictions as a result of revenue shortfall.