



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: <i>Alvarado Creek Apts</i>	Project Number: <i>671912</i>	Distribution Date:
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Project Scope/Location:

Applicant Name: <i>Darren Barbarian</i>	Applicant Phone Number: <i>949-599-6069</i>
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Project Manager: <i>Martin Mendez</i>	Phone #: <i>6194465309</i>	E-mail Address: <i>mvmendez@sanidiego.gov</i>
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Committee Recommendations (To be completed for Initial Review):

	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve			
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	<i>12</i>	<i>0</i>	<i>0</i>
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below			
<input type="checkbox"/> Vote to Deny			

<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)	<input type="checkbox"/> Continued
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CONDITIONS:
See attached supplement

NAME: <i>David Smith</i>	TITLE: <i>Chair</i>
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SIGNATURE: <i>[Signature]</i>	DATE: <i>8/4/21</i>
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Attach Additional Pages If Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
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San Diego, CA 92101

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Project: 671912

Alvarado Creek Apts

Navajo CPG Motion with Conditions:

Motion: To approve deviations with the condition that the developer provide a plan for homeless encampment mitigation in the south undeveloped parcel and enhanced pedestrian access to the trolley stations in accordance with the Alvarado Creek Revitalization Plan.

DRAFT



Meeting materials are available at navajoplanners.org

**July 14, 2021 Minutes
By Video Conference
navajoplanners@gmail.com
6:30 p.m.**

Call to Order: July 14, 2021 @ 6: 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 as revised on July 14, 2021 by John Hoy, seconded by Cory LaShell 11/0 AIF The agenda is accepted.

Minutes: Approval of the minutes of the June 9, 2021 meeting of the Board of Directors. Moved by John Hoy, seconded by Cory LaShell 11/0 AIF. The motion passes.

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Public Comment on Non-Agenda Items:

Dan Tomskey. Interested in what is happening with the Voice of Del Cerro group and might an attendee from the area bring that up to date. The Chair will provide an update later in the meeting

Elected and Public Officials' Reports:

District 7, Vic Vettyil, hands the floor over to Councilmember Raul Campillo, District 7. Expresses his appreciation for the public involvement in the budget process. Much was achieved.

Libraries. Libraries are being restored to the operating budget and personnel. Much of the discussion with the budget related to staffing and conversion to full time employees. The libraries are on a Monday to Saturday schedule with continued developments.

Office of Child and Youth Success. Received \$350,000.00 for administration. To Coordinate all the services across the city, culminating a long term process.

Arts and Culture Funding. Received an additional \$2M.

San Carlos Library CIP. This is the Councilman's Number One priority. Found an additional \$250,000.00 toward the \$25M needed. Very close to getting the go ahead from the County on the ecological issues with the property to be acquired. We will purchase the property at the price established when the contract was made, not current prices. We are open to contributors.

The Alvarado Canyon Realignment. This is in process and it is being brought up to all of the appropriate authorities to keep it moving. Have received \$4M to be added to the CIP to come before the Council on August 3, 2021. Thanks to those who have put so very much into the issue, David Smith in particular.

Street resurfacing. The money is in hand for slurry contracts and street conditions assessment that should be done every four years, now at five years. Also a number street for full overlay have been designated.

Street lights. \$1.9M coming for lighting through paper and short term financing in connection with bond refinancing to resolve older high cost loans.

Storm Drains. Increase in budget.

Firefighting. Increase in budget.

Thanks to Kim Morris and Kindra Hixon for their work in Navajo Canyon.

SDG&E Franchise Agreement. SDG&E had agreed to work with fire risk issues, both long term and immediate issues.

Solar Expansion Program. Having heard from many folks so \$1M for each of 10 years to get this in place.

Mission Trails Regional Park. Has been working with the family and the foundation to get the money for the bridge in honor of the young man who died in the area. And thanks to Toni Atkins for the contribution from the State.

David Smith. comments on the thanks owed for the work done on these matters.

Brian Gile. Comments on his attendance at the CPC meeting and the feeling of that council that the city is bringing issue to the CPS and the CPGs only at the last minute. The CPC brings this to the Councilmember. Councilmember Campillo comments that he is receiving similar comments particularly during City Council meetings. The Councilmember is open to any comments that you might wish to make regarding the Park Master Plan. The Councilmember has heard a lot of concern about the points system and canopy cover. The Council is trying to ensure that the Parks and Recreation Department are listening to the public and the CPGs.

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Cynthia Wootton. Asks whether the solar home installation expansion project will it include batteries. The Councilmember wants to get the most for the dollars and are still working on many features including batteries. Should have an initial proposal in September 2021 after the Summer break.

Dana Cole. How does the park equity system affect areas like Grantville that has no park space? Councilmember comments. Money will be set aside to achieve equity across the city. As to Grantville much space will be needed as the population grows. The locations and the like will have to develop, particularly along the river.

Cory LaShell. Thanks for giving attendance to our CIP needs.

Marilyn Reed. She expresses concern with the State Legislation that would allow homeowners to go beyond ADUs and breaking up lots to multiple units. She understands that the City Council actually encourages the creation of the this kind of development without taking into consideration the actual affect on the neighborhood. Councilmember asks what the streamlining of the ADU process has imposed. Ms. Reed comments that there is a real imposition on our single family community. He feels that Navajo should not be quite as concerned as other areas, that such a development can actually be over value to the community and is a relatively small impact on Navajo.

Shain Haug. comments that on earlier occasions we raised the issue of the ability of the city to restrict the location of ADUs on the property and to required residence by owners. Concerns that the Traffic Priority Zone could be extended to Waring Road.

Assembly District 79, Ariel Gibbs, Last Monday the District hosted a Back to School get together regarding COVID-19 issues and the guidelines It was recorded and is available on the Assemblymember's website. Will be hosting the annual backpack giveaway at Horace Mann School. The Governor recently signed the budget and the District received funding for the La Mesa and Lemon Grove parks, specifics are on the website. The Governor included payments for Golden State Stimulus for those making \$75,000.00 or less

Mayor's Office, Chrisotpher Acekrman-Avila. The Mayor received approval of the budget. The Budget includes \$10M to address homeless issues. It includes a grant/loan program for small business. As to vaccination issues, over 80,000 does have been administered. The Mayor proposed his budget for improvement of city facility. He is encouraging application to the rental assistance program. As to the homeless outreach and house stability program to connect at least 300 homeless to housing.

Dana Cole asks how does the Mayor's office define housing to which the homeless have gone. He responses that these beds are in shelters pending more permanent residents

Upcoming Events:

None mentioned

Directors Reports:

Chair, David Smith. The CIP with three items were submitted to the city.

Vice Chair/CPC Representative, Brian Giles. The CPC meeting was involved with the Parks Master Plan, the late referral of issues to the GPGs and other matters as above addressed to the Councilmember.

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Treasurer, Cory LaShell. \$27.00 has been delivered to Tifereth Israel Synagogue when in person contacts allow. The reimbursement request for the cost of the Zoom meetings has been submitted to the city.

Secretary, Shain Haug. Please check the information on the roster that was sent to you by email today.

Action Items:

Appointment of NCPI Director

Chris Galuppo was the only applicant to fill the Allied Gardens seat with a term ending in 2022. Motion to appoint by David Smith seconded by John Hoy 11/0 The motion passes effective July 14, 2021

Alvarado Creek Apartments, Darren Berberian (The Pacific Communities) and Michael Henrich (Architects Orange) CPG approval of deviations from the Community Plan Development Regulations: he shows some elevations of the property from various angles. The matters submitted to the NCPI are:

Mixed Use Commercial Requirement. This is a requirement of the CC-3-9 Zone. They are not providing commercial because of extremely limited frontage area on the Mission Gorge. Dana Cole asks how the commercial space is doing at Gravity with live/work units. David Smith comments that there are 27 of live/work units but what the current lease rate is. David Smith comments that the Alvarado Creek Apartments location is not at all appropriate for the commercial uses. Tamar Caspi comments that the commercial space is not appropriate to the safety issues on Mission Gorge Road. David Smith comments that this is a traffic issue that will be resolved upon later examination of the project by the city.

Unit Storage Requirement. Trying to meet more space but it will fall short. The requirement is 20 square feet per unit. They only have 15% of the requirement. To meet the requirement would lose 20% to 25% of parking. Tamar Caspi asks whether they know of these requirements at the outset. When they couldn't meet that requirement why did they go forward. Ms. Caspi comments that while the storage is understandable, it is distressing that the tenants will be denied the benefits. Brian Gile asks whether it is 20 square feet per unit at the unit or just on the premises? On the premises generally. Dana Cole asks what the usual storage usage is and how much is available in other project by this developer. John Hoy comments that the reduced storage allows the preservation of parking and thereby not creating an imposition on the neighborhood. Marilyn Reed asks whether the placement of the storage space or addition of storage space creates a higher rental. The developer comments that the rent is fixed.

The developer explained that the deviation from the storage space and commercial use was part of the overall process of initial development followed by adjustments based on the reality on the ground and the approvals of the city and the planning group.

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Additional issues:

Cory LaShell comments on the need for a update of the property across the creek, whether this might be deeded to a public park or other entity. The development is still looking at this possibility.

David Smith comments that the dense project in the immediate are of the trolley station are good reasons to approve, that the developer has done what can be done. Shain Haug asks why this is a by right and not discretionary. The developer comments the affordable housing density overlay overrides the other restrictions and puts these issues in a Process Two and brings the matter to the CPG. Dana Cole asks why the reduction of units. The developer comments that the reduction was necessary to provide for more two bedroom units and to accommodate funding. Cynthia Wootton comments on the need for affordable housing.

Dana Cole. Can we approve with conditions. David Smith. We can but there are limitations on how much we could ask for.

The discussion then proceeded to the creation of the motion relative to requested deviations.

Motion: To approve deviations with the condition that the developer provide a plan for homeless encampment mitigation in the south undeveloped parcel and enhanced pedestrian access to the trolley stations in accordance with the Alvarado Creek Revitalization Plan by Cory LaShell seconded by Tamar Caspi 12/0 The motion passes

Informational Presentations:

None

Discussion Items:

David Smith reviews the status of changes made to the Navajo Family Apartment project on Navajo Road. Our concern was with the singular ingress/egress on to Navajo Road. The developer added an ingress/egress. But the developer is still trying to get funding. Cynthia Wootton want be to sure that there will be trees in the area, particularly to replace those lost from the green belt that was reduced to allow for the second ingress/egress.

Return to in-person CPG meetings in 2021? 2022? David Smith reports on the letter from the Planning Department's position on meetings as the COVID-19 issues begin to calm. Following the new guidance we could go to in-person or stay in virtual. Shain Haug argues for the continuation in the virtual meetings. General comments best characterized as uncertainty and to be raised again later after there has been some definition of the resources and better definition of the issues of hybrid formats.

NCPI Sub-Committee Reports:

None.

Community Group Reports:

Allied Gardens/Grantville Community Council. Shain Haug. The Town Hall Meeting on July 27, 2021 will be directed to the 500 Trees Project sponsored by SDG&E. That we have an upcoming nature walk in Navajo Canyon and that the canyon is very much a priority to the Council.

DRAFT

Voice Del Cerro: David Smith reached out to Ellis Clay who said that the provisional members of Board are finalizing their bylaws and working for bring together the several organizations that represent the area. They will join us once they are father along in that process.

Mission Trails Regional Park. Marilyn Reed. The park rangers reported reopening this month. There have been a number of rescues, hikers and their animal companions, due to heat exhaustion and dehydration. Tiffany Water talked about habitat restoration below the water treatment plant, adding and removing plants, noting fewer homeless. The Task Force approved the bridge over some objection that all that was needed was trail rehabilitation, it will be privately funded. The city has put together a website to oversee all of the volunteer groups and activities that work directly with the city on city ventures, the groups will have to take the same training in sexual harassment and the like as the city notwithstanding the difficulty in getting volunteers to accept the burden. This would be for groups participating in adjunct capacity of the city activities. Vic Vettiyil comments on the progress of the fund raising for the bridge.

Additional and Final Public Comments:

None

Old Business:

None

New Business:

None

Adjourn: 8:52 p.m. The next meeting will be on September 8, 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):

Councilman Raul Campillo

Vic Vettiyil, District 7 staff

Christopher Ackerman-Avila, Community Representative for Mayor Todd Gloria

Ariel Gibbs, Assembly District 79 staff

Darren Berberian, Pacific Communities for Alvarado Creek Apartments

Ann Gomez, Benjamin Library


Steve Dahms

Cynthia Wootton

Jim Seltzer

Dan Tomsy

Kendall Laughlin

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: Alvarado Creek Apartments Project No. For City Use Only: _____
 Project Address: 5901-03 5915 5927 Mission Gorge Rd.
SAN DIEGO, CA.

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Pacific West Communities, Inc. Caleb Hooper Owner Tenant/Lessee Successor Agency
 Street Address: 430 E. State St. Suite 100
 City: Eagle State: ID. Zip: 83616
 Phone No.: 208-461-0022 Fax No.: 208-461-3267 Email: Daven6@TPChousing.com
 Signature: [Signature] Date: 8/13/2020
 Additional pages Attached: Yes No

Applicant

Name of Individual: SAME AS OWNER Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: [Signature] Date: 8/13/2020
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

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Picture 1 - Easterly view from alley



Picture 2 - Westerly view from alley



Picture 3 - Southerly view from alley



Picture 4 - Southeasterly view from alley



Picture 5 - Northerly view from Grantville Trolley Stop platform



Site Photographs

Alvarado Creek Apartments / 5901 - 5927 Mission Gorge Rd
PROJECT NO. 671912