

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Wednesday, January 11, 2017

Start Time
6:30 p.m.

Tifereth Israel Synagogue
6660 Cowles Mountain Blvd.
navajoplanners@cox.net

Agenda

Call to Order 1837

Roll Call of Board Members

- | | |
|---|----------------|
| • Matthew Adams (San Carlos) | March 2017 out |
| • Eric Aguilera (Grantville) | March 2018 out |
| • Richard Burg (San Carlos) | March 2017 |
| • Terry Cords (Allied Gardens) | March 2017 |
| • Tim Flodin (San Carlos) | March 2018 out |
| • Steve Grimes (Del Cerro) | March 2017 |
| • David Hardy (Allied Gardens) | March 2018 |
| • John LaRaia (Grantville) | March 2017 out |
| • Douglas Livingston (Del Cerro) | March 2018 |
| • Lance Grucela (Del Cerro) | March 2018 |
| • Open (Allied Gardens) | March 2018 |
| • Marilyn Reed (Allied Gardens) | March 2017 |
| • Dan Smith (Grantville) | March 2018 out |
| • Daron Teemsma (Grantville) Dan from Ideal | March 2017 |
| • Jay Wilson (Del Cerro) | March 2017 |
| • Dan Northcutt (San Carlos) | March 2018 |

Modifications to Agenda (2/3 vote requirement to change Information items to Action Items prior to agenda adoption): **Add Veterans Affordable housing informational presentation to agenda.**

Minutes: Approval of the December 14, 2016 Meeting Minutes: **T. Cords makes motion D. Northcutt seconds 8-0 in favor D. Teemsma and S. Grimes abstain**

Officers Report

Chair – Matt Adams: **No report**

Vice Chair – Jay Wilson:

Treasurer – Marilyn Reed: **\$23.00 verified by D. Livingston**

Elected Officials' Reports

- Councilmember Scott Sherman (Liz Saidkhanian): **Council back in session appointed smart growth and land use committee chair. Wants to make housing affordable.**
- Officer John Steffen (Community Relations Officer):
- Representative Susan Davis - (Michael Perez):
- Mayor Kevin Faulconer – (Anthony George):
- Assembly member Shirley Webber (Lee Hernandez):

- Senator Marty Block (Sarah Fields):
- City of SD Planning Dept. (Seth Litchney):

Public Comment on Non-Agenda Items (3 minutes each)

Terry Cords – Pershing fields new turf going in and near completion. Allied Gardens Albertsons going to be a Grocery Outlet. Lease to be signed soon. San Carlos clock tower approved 12/15. Disappointed they bypassed Rec Council. Lease funds not coming back to community directly. Nine trees cut by unknown persons at Lake Murray Park.

Informational Presentations:

Veterans Affordable Housing in Grantville – John Wurster from Affirmed Housing – Passed out handout. New project seeking funding from housing commission. 160 units at Twain/Fairmont Ave. Next to Hanover project. 4 parcels acquired consolidate into single site. Two separate buildings. One for homeless veterans 5 story 1-bedroom and studio units. Supportive services will be available. 2nd building for families along Fairmont side 1-2-3 bedrooms. Consistent with Grantville community plan. Parking and retail on ground level.

Shane Howe Allied Garden Community Group asked about location. Currently there are four buildings that will come down. Asked about attendance at March community meeting to discuss at Allied community Council. 25 parking spaces for veterans building (AB744 reduced parking law consistent). 80 parking spaces for family side (one per unit). M. Reed asks if for homeless veterans. Twain building for homeless vets. Other building for low income family housing. Is there allocation for green space? Not a lot of area for children to play. Yes, all units have private balconies. Recreation terrace in middle tot lot proposed. What about schools none nearby? Will look into it with school district. D. asks if 6 story building falls within height restrictions Yes! Audience member asks if there will be internet access. Yes

Alvarado Storm Drain/Creek Project – Lisa Lind and Elizabeth Dixon present PowerPoint.

T. Cords asks about online survey how will it be accessed? Asks if announcements can be forthcoming. J. Wilson says he will get the word out via website and communities councils. M. Reed asks about funding and why now? 2015 Grantville Community Plan updated so potential development was the cue. SANDAG awarded \$400,000 grant for studies (30% design). Audience member asks about road fixes to Fairmont/Mission Gorge/ Alvarado Rd area? To be determined by future projects largely (fees paid to city). Audience member asks how it will coordinate with SD River planning. It will complement the SD River Master Plan. D. Livingston asks about Alvarado plan boundary (to Mission Rd culvert). City understands the culvert has a capacity issue. It includes channel under road but not to carwash.

San Carlos Library Design - David Pfeifer, architect – Judy Williams Chairperson for San Carlos library building committee. States it has been on books for a very large time. Thanks audience for their support! David Pfeifer presents PowerPoint. Waiting for County to clear the land for contaminants (Phase 1). Project started in 1995. Audience member asks about Wi-Fi for parking lot. Audience asks about HVAC system. Audience member Thanks Judy Williams and states father lobbied ARCO to sell land and new library was a dream for his father. Audience member asks about sustainable building materials. D. Pfeifer states building will LEED silver certified. Audience member asks about book capacity compared to now 65,000 to 72,000 capacity. T. Cords ask about community room seating capacity D. Pfeifer states 150 people. S. Grimes asks about cost estimate. \$20,000,000 estimate.

Action Items:

Election Committee – Creation of the NCPI Election Committee for the Wednesday, March 8, 2017 Board of Directors election.

D. Teemsma, T. Flodin, D. Livingston, D. Hardy, L. Grucela selected S. Grimes makes motion T. Cords seconds 10-0 in favor

Community Group Reports:

- Allied Gardens Community Council: Marilyn Reed – Feb: College Area Community Council Rep will speak concerning homeless issues and mini-dorms. Mar: John Wurster to speak pertaining to proposed Veterans Affordable Housing in Grantville
- Del Cerro Action Council: Jay Wilson – Jan 26, 2017 next meeting. Proposed Maintenance Assessment District discussion
- San Carlos Area Council: Mickey Jan meeting met new SDPD Lt to speak. March 01, 2017 next meeting.
- Mission Trails Regional Park Advisory Board: Marilyn Reed – Meeting cancelled so no report.

Old Business / New Business / Adjourn 2018 hrs

DRAFT