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**October 12, 2022 Minutes**  
**By Video Conference**  
[navajoplanners@gmail.com](mailto:navajoplanners@gmail.com)  
**6:30 p.m.**

**Call to Order:** October 12, 2022 @ 6:33 p.m.

By the Chair David Smith presiding: Welcome and instructions for participation relative to participation in the Zoom format and appreciation for your attendance

**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
Barbara Culver (Grantville)	March 2023
Tommas Golia (Grantville)	March 2024
Chris Galuppo (Allied Gardens)	March 2024
Marilyn Reed (Allied Gardens)	March 2024
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 2024
Lance Grucela (Del Cerro)	March 2024
0	-Absent
0	-Excused

12 in attendance of 15 members

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

Motion to approve the agenda by Shain Haug, seconded by Tamar Caspi  
12/0 AIF The agenda is accepted.

**Minutes:** Approval of the minutes of the September 14, 2022 meeting of the Board of Directors.  
Motion to approve as amended by Tamar Caspi relative to her report of SCAC activities,  
seconded by David Smith 12/0 AIF The motion passes.

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

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**David Ege, San Carlos Library**

Artist, Noreen Ring, will be displaying her small, colorful quilts in the Community Room from October 6 to 31. Her Artist Reception will be held on Saturday, October 15, from 12:00 to 2:00pm.

Don Williams with the San Diego Genealogical Society will be presenting on Friday, October 21, from 2:00 to 3:00pm. He has over 20 years' experience making family trees and will share his many resources.

On Friday, October 28, from 2:00 to 3:00pm, author Jerome Strayve Jr. will discuss his book, Broken Promises, about the management and mismanagement of VA Vet Centers.

On Saturday, October 29, from 11:00am to 12:00pm, Literature Comes to Life will present the story Big Pumpkin by Erica Silverman. This is an interactive storytime where the kids dress up as the characters and act out the story.

Mind/Body Fitness for Older Adults is back on every Wednesday from 10:00 to 11:00am. The sessions include light exercises for the body and brain.

Homework Center is open on Monday to Thursday from 3:00 to 6:00pm. Tutor/Learner Coordinators are on hand to help kids in grades K-8 with their homework.

San Carlos Friends of the Library Booksale will be held on Saturday, November 5, from 9:30am to 3:00pm. The Friends are also accepting donations. Donations can be dropped off during library open hours.

No update on the parking lot for the new library. The City is still working on the purchase process

**Jana Hartwell** inquired regarding any minutes that may have been received from the minutes of the group that meets with Superior Ready Mix

**Dana Giusti** comments that she saw workers in the area of the Superior ReadyMix shoveling material into storm drains and planter boxes and expressed concern as the nature of the material being so disposed of.

**Norman Katz** comments on the building that is to be constructed on Del Cerro across from Windmill Farms and the apparent expectation that residents will be expected to walk College Avenue across the free with a complete lack of a pedestrian crossing. He hopes that NCPI will work on the question of the pedestrian crossing.

**Tamar Caspi** comments that there is no the walkability to the trolley station from the Del Cerro Boulevard development.

**Michael Winn** comments on his background in the development industry and his issues with the Council Policy 600-24 and the lack of funding for CPGs. He is concerned that NCPI is not being listened to by the Planning Department. He further comments that the price of housing is erroneously based on lack of supply and that there is a solution to look at what has gone wrong with bad decisions. He would be glad to provide a written proposal for solutions that could arise from the community.

**Stephanie Macceca** refers to the recent changes to school start times and the difficulties in traffic that has arisen by virtue of these changes. She comments that the issue arises in part due to poor coordination of the traffic lights (giving an example of the inability of an emergency

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vehicle to get through the area}. She comments that the issues appear to impact all of the Navajo communities.

**Grace Lowenberg** expresses her opposition to the Del Cerro Boulevard housing development, that the highest and best use would be for commercial. She disagrees with the development being in a properly defined TPA. She comments that the connection to public transit is to the trolley station across the freeway. The whole area is a high fire hazard area and this development is not amenable to the needs for of fire safety.

**Elected and Public Officials' Reports:**

**San Diego Police Department Community Relations Officer Robert Raynor.**

6522 Ambrosia Drive female was strangled by her boyfriend. Suspect was arrested for assault with deadly weapon, spousal abuse with minor injury, felon in possession of a firearm, prohibited person possessing ammunition. Booked into jail.

10300 San Diego Mission Road. Male strangled girlfriend. Suspect not in custody. Male suspect was in a verbal altercation with female victim at 4400 Glacier Avenue which then escalated to an assault with a deadly weapon after he threw a metal file (construction tool) and hit the right side of her face. Suspect not in custody.

An unknown suspect stabbed a male three times in his lower extremities in the area of 4300 Alvarado Canyon Road. Victim was not cooperative with police and did not provide any suspect information. Victim was transported by medics and was treated at Sharp Memorial Hospital for non-life threatening injuries.

The female minor attacked her mother with a small metal ratchet and hit her face. The female juvenile was booked into Juvenile Hall.

Road rage incident at a traffic light on Navajo Road near Patrick Henry school. One male exited his vehicle and displayed a pocket knife in a threatening manner. Suspect fled the scene and was later located by Officers and placed under arrest. He was released with a notify warrant. 7800 Cowles Mountain Blvd a male strangled his male friend. Officers arrested the suspect and booked him into Central County Jail.

Commercial robbery at the Rite Aid pharmacy located. Male suspect stole medication and used force against employee to exit the store.

Male was arrested for an attempted carjacking after he assaulted a male victim and forced his way into the driver seat and began revving the engine in attempt to leave with the vehicle. The suspect managed to move the vehicle approximately five feet. The suspect was physically removed and restrained by the victim, and several co-worked. The suspect was booked into jail.

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A female suspect was placed under arrest for residential Burglary at 5200 Kona Springs Lane. An unknown suspect entered the vacant house at 6500 Sunny Brae Drive and stole about \$2,393 worth of property. Suspect not in custody.

14 Car Prowls: 9 in Grantville, 4 in San Carlos, 1 Lake Murray.

14 stolen vehicles: 11 Grantville, 3 Allied Gardens.

71 Arrests, 21 citations.

**Jawad Al Baghdadi, CA-53, Congressperson Sarah Jacobs office**

In Washington D.C.

Rep. Sara Jacobs' **End Veteran Hunger Act** passed the House Veterans Affairs Committee on September 21. The legislation would combat food insecurity among veterans by providing grants to improve veteran access to proven federal food and nutrition programs like the Supplemental Nutrition Assistance Program (SNAP), including increasing proactive outreach and education to veterans and reducing the stigma associated with utilizing these programs. It now moves to full consideration of the House.

The Department of Defense (DoD) announced new policies, long-supported and co-led by Rep. Sara Jacobs, to address the immediate and long-term economic security, stability, and well-being of service members and military families. DoD will boost the basic allowance for housing (**BAH**) for active duty service members in areas, including San Diego, that have faced at least a 20% spike in rental housing costs this year above BAH rates. All military bases in San Diego will receive the increase starting **October 1st**. If a service member is unsure if they will receive the BAH increase, they can check this link: <https://www.defensetravel.dod.mil/site/bahCalc.cfm>. BAH is for housing costs for service members who do not live on base.

In the District

Our office and Rep. Jacobs attended the Adams Avenue Street Fair, Miramar Air Show, and Pacific Islander Festival to meet with constituents and celebrate the communities.

Our office is hosting the 2022 Congressional App Challenge for the 53rd Congressional District. This challenge is open to all middle and high school students in the 53rd district. Students may compete individually or as part of a team to code and create an original and functional app. The contest closes on **November 1st**. More information online:

<https://sarajacobs.house.gov/services/2022-congressional-app-challenge.htm>.

Our office is back open in person **by appointment**. We recommend making an appointment with our office if you want to visit, need help with casework, or need to talk about issues.

IRS, Social Security, VA, USPS, among many other federal agencies

[Help with a Federal Agency](#)

**Emily Piatanesi, Office of the Mayor.**

The Mayor's representative was unable to attend this meeting. Her written report of activities of the Mayor's office was sent to the persons on the e-mail contact list by which notices of NCPI activities are regularly distributed.

**Anthony Hackett, Council District 7.**

Citywide Update

Office Hours with Councilmember Campillo/Nominate a Neighbor/Boards & Commissions

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. Our office hosts on the third Thursday of every month, and we rotate the location across the District.

Please email us directly if you would like to meet with the Councilmember, and we’ll be happy to get you scheduled

We also love highlighting local community members for their great work with our “Nominate a Neighbor” series, so if you have a neighbor you think is doing great work – please let us know.

Or if you frequent a small business like [BUSINESS NAME IN COMMUNITY], please let us know so we can also feature them in our Small Business Spotlights.

The City also has many open seats on various Boards and Commissions, so if you are interested in serving in an additional volunteer and advisory role, please let us know so we can provide you with a full list of vacancies

Budget Memo

Councilmember Campillo just submitted his FY24 Budget priorities, so the Mayor is aware of what your priorities are for the upcoming year.

A few key highlights of community priorities are 1. Building the San Carlos Library; 2. Funding improvements to the Serra Mesa Recreation Center; 3. Establishing a Navajo Off-Leash Dog Park; 4. Funding for the Mission Valley River Crossing; and 5. Linda Vista Park Upgrades and Community Center renovations.

A few key highlights of policy priorities are: 1. Access to affordable childcare; 2. Funding for increased library materials, programming, and facility upgrades; 3. Increased funding for youth programming at City Parks; 4. Implementing the Complete Streets and Vision Zero goals; 5. Increased recruitment of SDPD and SDFD staff members; 6. Increase funding for the Housing Stability Fund to support more families at risk of experiencing homelessness and establishing a new Safe Parking Lot.

In addition to these key priorities, the Councilmember has outlined key funding requests across District 7.

Community Specific Updates

San Carlos

San Carlos Library

We have just received word that the final steps in the acquisition are finally coming into sight at the end of the tunnel.

Stantec is currently completing the repaving of the parking lot, and will then provide the closure letter to the City. At that point, the City will begin the process of purchasing the land.

Councilmember Campillo has been working closely with the City’s Department of Real Estate to ensure this occurs as quick as possible.

Del Cerro

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On September 12, Councilmember Campillo and the Parks and Recreation Department presented a proposal to establish an off-leash dog park in Allied Gardens Community Park. After hearing the public's feedback at the meeting, and analyzing the received survey responses, Parks and Recreation staff is now revising the design, and is tentatively confirmed to return to the Allied Gardens Community Recreation Group Board for an action item at their November 7, 2022 meeting.

San Haug inquired as to the progress on repair of the retaining fence on the east side of Waring Road north of Adobe Falls. Anthony Hackett has been informed that work should begin during the first week of November 2022.

**Upcoming Events:**

None

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

None

**Directors and Board Members' Reports:**

**Chair, David Smith.** At the CPC meeting the discussion centered on the revision of the land development code. One of the major changes is the revision to the TPA ordinances. The city has found a way to clarify the law that is imposed by the State. Last month inquiry was made relative to DIF distribution. Prior items in the DIF will remain in the local area. On October 21, 2022 deposits will continue to the local area or not based on an amount.

Tamar Caspi asks where the development has to be in the process to remain in the local area. David Smith says the issue is controlled by the date of submission of the application to the city. The change of the rules during the development will not change the allocation.

Shain Haug asks whether the CPG has a right to raise the question of the Process 1 assignment to the development on Del Cerro Boulevard. David Smith comments that we cannot force the issue.

Lance Grucela comments that it is not that nothing can be done, there are many reasons to question the assignment to the Del Cerro development. He refuses to accept the Process 1 assignment and we need to find answers from our Councilmember and city staff. He comments that the assignment should not be final just because someone on the Planning Staff said so. David Smith that this should be a further agenda item by which NCPI can raise the issue and how to address the issue of dispute with the Process 1 designation. David Smith comments that he is not sure where the matter is with the city but we can ask the Councilmember for information.

**Vice Chair/CPC Representative, Brian Giles.** None

**Treasurer.** There is some \$9M in the account.

**Action Items:**

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**NCPI All Peoples Church EIR Comment Letter**

The draft of the comment letter as prepared by the Sub-Committee was sent by e-mail attachment to the persons on the contact list by which notices of the activities of NCPI are distributed.

Present at the meeting the representative of the All Peoples Church Kendall Laughlin and Kim Baranek of Baranek Consulting Group who explained the process by which the EIR was developed. The discussion included the scope of the EIR. There are no unmitigated impacts in the four impact areas that arise as the result of grading on the site. The EIR provides that there will be no significant traffic of emissions issues. But traffic has been raised a matter of concern. The discussion continued with Justin Rasas's discussion of traffic. There are eight criteria by which the question is resolved including the daily average trips through the area and concluded that the calculated number did not reach impact level. The evaluation was based on what the city provided relative to the traffic pre-pandemic. The traffic was calculated on the weekday uses and the Sunday uses of the church facility. The EIR was based on 95% of the traffic will come to and leave on the roadway between the new traffic light and the freeway. Only a small percentage will connect to the Del Cerro community to the north. Shain Haug inquired as to whether this was correct and was told that it was. Tamar Caspi comments that this traffic flow indicates that the bulk of the congregation comes from other than the Navajo Community. David Smith comments on the draft letter and Section 6 and the letter should include the attachments are available.

David Smith comments that he has questions regarding whether the issue of week day use for sports was considered by the developer. Justin Rasas comments that the gym will be available to the community and an estimate was made of the average daily use in the traffic analysis. Dana Cole asks about transportation and peak time at the intersection of Del Cerro and College. Justin Rasas comments that the majority of the traffic will go toward the freeway. Lance Grucela asks Justin Rasas if they could have used all the "book rates" to obtain a lower traffic estimate. Justin Rasas comments that could have but they were more conservative in their estimates by using greater numbers.

Abel Santana asks whether he understood correctly that the staff movement will be to and from the freeway. Justin Rasas comments that the staff will primarily be coming from the freeway. Abel Santana asks what estimates have been made for special events such as weddings. Justin Rasas comments that the traffic estimate considers that the traffic will be spread out over rather than all at once. He goes on to estimate that the delay because of the traffic will be minimal, about 15 seconds. Abel Santana comments that the draft EIR does not seem to deal with the emergency service vehicles, Justin Rasas and Kim Baranek comment that the EIR requirements do not include such response times.

Tamar Caspi asks Justin Rasas inquires that the "book rate" is based on churches. Justin Rasas responds he does not know for sure but it appears that the city calculates on the square footage of the church. Tamar Caspi asks about the calculation on the use of the facility, Justin Rasas responds that the calculation is based on estimates of use by weekday and Sunday. Tamar Caspi asks whether the current calculation based on the use at the church's current site or at the new building. Justin Rasas says that the calculation is based on the expected use of

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the church members and does it include the community use of the facility when driving to the facility for use of the gym. Tamar Caspi asks about the use of the classrooms. Justin Rasas says they will be used for church activities.

Dana Cole asks whether the daily average trips include the classroom use and compares this to the use at the church's current site where there are some 46 groups regularly meeting. Kendall Laughlin comments that there many small groups meet in homes. Dana Cole asks what the need is for the classrooms. Kendall Laughlin comments that they will be used for children on Sundays. Dana Cole presses the question of what the use of the classrooms will be and how that use will affect the traffic.

Marilyn Reed asks about the traffic light intersection and whether the freeway off ramp vehicle speed was considered. Justin Rasas comments that the distance and speed was considered. Norman Katz comments that the direction of the turn at the end of service might be to the right rather than the left out of the area. Justin Rasas comments that this has been considered.

Norman Katz comments that future use might increase traffic.

Tamar Caspi asks about the traffic light. This has not been approved as such but it will be when the project is approved.

Tamar Caspi asks whether the differential in elevation on the east and west sides of College Avenue has been considered in the traffic consideration. This question was deemed outside the scope of the issue under discussion

Tamar Caspi further inquires regarding the EIR position that the development will not have conflict with the Navajo Community Plan and the development's pattern the SDSU configuration. Kim Baranek comments that this design would not be entirely consistent with the Navajo Plan but overall the development will be tempered.

Mike Murray asks about the northern driveway and the estimated traffic through that driveway, how many will be used during peak hours. Justin Rasas comments there will be three groups each of the three services and none during the weekdays. Kendall Laughlin comments that this is a fair estimate, that most people will use the exit with the traffic light even at peak times, that there will not be the rush at the northern location.

Nate Stein comments that the EIR does not provide for a pre-school or child care. Kendall Laughlin comments that the permit does not allow that. Nate Stein comments that there must be some assurance that there will not be such a future use. The developer comments that a new application will be required for any such future use. Nate Stein presses for a commitment that it will not be so used.

Doug Livingston asks whether the exit/entrance light will be timed with the traffic lights to the north and south? Justin Rasas says he cannot answer which, north or south, but the signal will be tied to for synchronization. Doug Livingston expresses the concern that only a small number exiting from the church may back up traffic transiting to the south on College. Ken Smith, the project architect cannot provide an answer.

Tamar Caspi reviews questions/matters to be added to the comment letter. Traffic light synchronization, the attachments to the letter, the traffic through the driveways, emergency response time, sidewalk safety concerns, the Del Cerro housing development.



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David Smith moves the approval of the draft EIR response letter with the inclusion of the attachment referenced in Section 6 of the letter, with the addition of the signage section from the Community Plan Section 5.5, by adding a question regarding synchronization of traffic lights for through traffic, and a sentence regarding sidewalk safety analysis in Section 7.1.12 of the letter. Seconded by Lance Crucela. 12/0 AIF The motion passes.

The letter will be posted on the NCPI website after submission.

**Creation of an NCPI Superior Ready Mix (SRM) Canyon Rock Quarry**

David Smith comments this was placed on the agenda based on discussion of the issue at the last Board Meeting. It is contemplated that the Sub-Committee will attend and participate in the periodic meetings held by and with Superior Ready Mix.

Cory La Shell comments that NCPI has the duty to consider the community's concerns and the rights of the business and supports the creation of the Sub-Committee. David Smith moves the creation of the NCPI Sub-Committee for matters relative to the operations of Superior Ready Mix. Seconded by Mike Murray. 12/0 AIF The motion passes, the Sub-Committee is established.

Cory LaShell and Dana Cole volunteer as members.

**Informational Presentations**

None

**Discussion Items:**

Preliminary Review Project 671402 - Del Cerro Tapestry Development  
Vacant Seat on NCPI Board – San Carlos

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

Project 636444: All Peoples Church SDP PDP CPA  
Project 679788: Ace Self Storage SDP

**NCPI Sub-Committee Reports:**

None.

**Community Group Reports:**

**Allied Gardens/Grantville Community Council, Shain Haug.**

The AGGCC article in the October 2022 issue of the Mission Times Courier will recap the activities of the Community Council. The Community Council continues its attempt to find new leadership for the Friends of Navajo Canyon.

**Voice of Del Cerro.**

None

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**San Carlos Area Council. Tamar Caspi.** The SCAC and AGGCC along with several school groups will host a Town Hall Forum at Lewis Middle School on October 19, 2022 at 7:00 p.m. through 8:30 p.m. for the candidates for San Diego Unified School Board Sub-Area “B.”

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

There was no recent meeting and no report at this time.

**Additional and Final Public Comments:**

None

**Old Business:**

None

**New Business:**

None.

**Adjournment.** At 9:39 p.m. The next meeting will be on November 9, 2022

**Meeting Calendar 2022:**

January 12<sup>th</sup>, February 9<sup>th</sup>, March 9<sup>th</sup>, April 13<sup>th</sup>, May 11<sup>th</sup>, June 8<sup>th</sup>, July 13<sup>th</sup>, (August silent subject to the requirement for call for a meeting), September 14<sup>th</sup>, October 12<sup>th</sup>, November 9<sup>th</sup>, (December dark subject to the requirement for call for a meeting)

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**Public Attendees and Presenters:**

Members of the public who attended the meeting as shown on the Zoom Participants list:

Grace Lowenberg	Dean Gayon	H Lee	Chris Ga
Michael	Norman Katz	Kendall Laughlin	Jon Cooperris Ga
Winn	Guido Knudson	Kim Baraneck	Arnold Veldkamp
Rosemary	Jawad Jacobs	Kristin Byne	Don Tomsy
Ghosn	Mardine Davis	Marilyn Fink	Dana Giusti
Barbara Sue	Kathy Krzeminski	Mike Murray	LesleyHalpern
Barnes	Justin Rasas	Nate Stein	Doug Livingston
Bea Riley	Joseph Calloca	Norman Katz	Sara Madonia
Steve Joyce	Kaytee Sumida	Robin Kastner	
David Ege	Jana Hartwell	Siera Beal	
Stephanie Macca	Eric Gnand	Steve Joyce	