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**October 13, 2021 Minutes**  
**By Video Conference**  
[navajoplanners@gmail.com](mailto:navajoplanners@gmail.com)  
**6:30 p.m.**

**Call to Order:** October 13, 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

3 -Absent  
3 -Excused

Ten members in attendance

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

Motion to approve the agenda. Moved by Daniel Fitzgerald, Seconded by Abel Santana 9/0 AIF The agenda is accepted.

**Minutes:** Approval of the minutes of the September 8, 2021 meeting of the Board of Directors. Moved by Daniel Fitzgerald Seconded by John Hoy 9/0 AIF. The motion passes.

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

Elizabeth Grell. Relative to traffic speeds in several Del Cerro streets where traffic exceeds the designated speed limits, particularly in the area of Patrick Henry High School. The excessive speed and other traffic violations are a real hazard to our children. What action might be taken by the NCPI? The representative of District 7 is present and will drop her email in Chat so the issue can be directed to the Councilmember's office to be considered in connection with other traffic issues in the area.

John Hoy advises contact with the local representative on the SDUSD Board.

Ann Gomez. Benjamin Library representative. Outdoor story times are hugely attended with very positive comment. There is an upcoming book sale October 23, 2021. Looking to repair of the parking lot. For Halloween on Saturday, October 30, 2021 a special reading at 10:30 a.m.

Shlyn Guarian. A Grantville representative. Recently a 5-story complex was built behind her home. Her attempted contacts with the city were unfruitful and she is disappointed with the failure of the city to consider the impact on her environment. She refers to the local apartment dwellers using their streets for long term parking. Shain Haug mentions the use of a parking restriction for the three blocks or east of Mission Gorge to restrict parking to residents.

### **Elected and Public Officials' Reports:**

#### **San Diego Council District 7, by Sanna Loando.**

The District 7 office, in partnership with the SDPD Eastern Division and San Diegans for Gun Violence Prevention hosted an anonymous "Guns 4 Gift Cards Exchange" event in September. This was the first event of this kind to be hosted north of the I-8, and we were able to recover 418 guns, including 13 assault weapons and 3 ghost guns as well as ammunition, with no questions asked. Thank you to everyone who joined our office for the Allied Gardens Community Park event to spruce up the playground equipment. A special thanks to the Parks & Rec Department, the Allied Gardens Grantville Community Council, and the Grantville-Allied Gardens Kiwanis, who helped sand down the faded paint and apply new paint to the equipment in the play area.

The application process for the City's Arts & Culture program is now open through Oct 31, 2021: <https://www.sandiego.gov/arts-culture/funding> There will be a District 7 workshop with Councilmember Campillo Oct 14 at 5:30 pm. Link to

register: [https://sandiego.zoomgov.com/webinar/register/WN\\_y0Wrat9FQPOh9b0LVjwykA](https://sandiego.zoomgov.com/webinar/register/WN_y0Wrat9FQPOh9b0LVjwykA)

The City also released its draft of the Climate Resilient SD Plan last week. This is a comprehensive climate adaptation and resiliency plan, which will increase our ability to adapt, recover and thrive in a changing climate. The public's input is encouraged: <https://www.sandiego.gov/sustainability/resilience>

The City's Planning Department has also posted the matrix for this year's proposed code updates, and the public can review the document and submit comments

here: <https://www.sandiego.gov/planning/programs/lcd-updates>

A follow-up on a question related to water conservation rebates asked when Public Utilities staff joined the September NCPI meeting— the City offers \$1.25 per square foot rebate for all lawns that are converted, and has multiple other rebate programs available to

residents: <https://www.sandiego.gov/public-utilities/sustainability/water-conservation>

#### **79<sup>th</sup> Assembly District, Ariel Gibbs.**

AB 914 (Weber) – to assess math and written communication proficiency at CSUs. This bill has been signed into law by the Governor and it is the first bill authored by Assemblymember Weber to be signed.

## Upcoming Events

### There Ought To Be a Law:

Do you have an idea that you would like to see become law in the State of California? There Ought to Be a Law program allows residents of the 79th Assembly District submit detailed proposals before the beginning of the next legislative session for the opportunity to be selected as a bill to introduce to the Legislature. This program will take place from October 1st through November 1st. To submit your proposal, go to <https://a79.asmdc.org/there-ought-be-law>

### Turkey Giveaway:

Save the Date for our turkey giveaway event on Saturday, November 20, 2021 at the Jacobs Center in Encanto. There will be a registration process and more information will be coming out soon. Social Determinants of Health Select Committee:

With her medical expertise, Assemblymember Weber has formed the Social Determinants of Health Select Committee, which is an official select committee that will hold hearings and present the unique opportunity to explore the intersectional elements that inform a person's overall health and well-being and how those elements can be aligned through State policy to create safe and thriving communities across California. We will be having the very first hearing in the district at Grossmont Healthcare District on December 1. More details on this public hearing to come.

### 53<sup>rd</sup> Congressional District, Jawad Al Baghdadi.

In working on the infrastructure package, Congresswoman Jacobs has been speaking with the Chair of the Education and Workforce Investment Committee to expand the eligibility of those who can access subsidized child care, focusing on quality of care, and addressing the shortage of child care slots that are available.

In that vein, we are collecting childcare stories and testimonials on our website so that we can continue to use the experiences of constituents in furthering the fight for expanded childcare. I will post that at the end, along with other links.

Congresswoman Jacobs took part in hearings in her role on the Foreign Affairs Committee in and questioned Secretary of State Blinken on the withdrawal of Afghanistan. She emphasized the importance of humanitarian aid, and how the State Department can improve peace building and development efforts moving forward.

In the District, she was also able to attend and meet with several community groups. First among that was a meeting and tour of the East County Advanced Water Purification Project before it goes into construction. This \$700 million water project is a partnership between the County of San Diego, City of El Cajon, and several water districts. She learned about the impact that this project will have on reducing reliance on outside water sources and the waste discharge that will be prevented from reaching our ocean.

She also joined the San Diego LGBT Community Center for their 32<sup>nd</sup> Annual AIDS Walk & Run. Finally, she also hosted a military service academy information night on Zoom where different representatives from the military service academies were on hand to answer questions about the application process and the schools. This event was recorded and is on our YouTube channel for any interested. Our office's application deadline for students who seek nominations is November 1<sup>st</sup>.

### 39<sup>th</sup> State Senate District, Diana Lara.

The office continues to assist constituents with their unemployment claims including issues that remain unresolved from before expiration of many of the supplementary benefits. The legislature is still in recess and the office remains closed to the public, but we will respond to all contacts. There is a state stimulus benefit for those who made under \$75,000.00 and filed a tax return. The Senator and staff are pleased the SB9 passed with the requirement that landlords live on the premises for at least three years.

Shlyn Guarian would like to know more about the infrastructure planning, particularly as relates to our local roadways and the impact of the increased population that will arise from the densification plans in our single-family residential neighborhoods as the result of recent legislation. Ms. Lara comments that there are built into the new laws.

Ms. Buarian asks, whether the local residents will have any opportunity to speak to the extra building in their communities. What local input will be allowed? The further discussion was deferred to the later action item.

Kathy Krzeminski asks how is the government is ensuring that the folks receiving unemployment are really entitled. Ms. Lara responds that the availability for work should be a basis for denial of benefits and there is a process for this.

### **Upcoming Events:**

None mentioned

### **Directors Reports:**

Chair, David Smith. Most of his report was made by Sanna Loando so he will not repeat that information.

Vice Chair/CPC Representative, Brian Giles. CPC meeting was addressed by Councilmember Joe LaCava relative to a solution of current litigation. Spaces as Places spoke regarding the proposal to increase use of street space for restaurants and enforcement of the rules. The use of fees for this use has not been resolved. 10/26/2021 The next presentation on this matter will be made to the City Council on October 26, 2021. The code update project was discussed. A general vote of the CPC was taken to ask the city to change ADU guidelines to be more in compliant with the state law. Some discussion of in person meetings and that if so there will be no requirement for "virtual" attendance.

Treasurer, David Smith on behalf of the Treasurer. No money in the account.

### **Action Items:**

Neighbors for A Better San Diego, Geoffrey Hueter. Navajo CPG position on the current City ADU policies and recommended changes to the City's ADU ordinances as proposed by the Neighbors for a Better San Diego coalition.

David Smith defined the scope of the action that might be taken by NCPI.

Abel Santana seeks further definition. David Smith comments that we might look at the range of suggestions in general and perhaps in greater specificity. Abel Santana speaks specifically, how long does the owner have to live in the property. The new state law provides for a minimum three year requirement, does the proposed regulation requirement longer term, the high fire zone restriction, and other specifics of the proposal.

Newell Booth as representative of the Neighbors for A Better San Diego comments that in the recommendation for modification of the current city code resident requirement would apply to multifamily and bonus ADU development for affordable housing to restrict the development to actual home owners and to restrict investment companies. Residency would be a 30 year requirement. As to high fire zones exclusion, development is now allowed in such zones without controls. As to square footage, there is a recommendation for an option for pre-approved plans for bonus development. The underlying philosophy is to preserve the ability for single family home owners to expand family wealth. The group supports what the state did. What is requested is to get the matter on the public agenda, the draft and the request for support by the CPGs is to get the matter on that agenda.

Shain Haug comments there has been some comment that the concerns about this type of development have been exaggerated. This may be true of some of our neighborhoods in the Navajo

area, but not Allied Gardens. This community is more amenable to the type of development under consideration than others. We in Allied Gardens have acted in support of our neighboring communities and we ask that support for our community at this time.

Diana Lara comments that ADUs are already allowed. Newell Booth comments that the issue is not with State law but with how the city has addressed the issue.

Brian Gile comments on comments made by Shain Haug. We may not be in agreement with the entirety of the recommendation or with each and every of the suggested changes, but it is clear that city rules are very expansive. Trying to get some restriction is appropriate.

Marilyn Reed comments the City Council must revisit the issue and this is something the community did not have the opportunity to speak to the issue. If this will allow the issue to come before the City Council then it should be passed.

Daniel Fitzgerald comments that the concept of the single-family neighborhood is perhaps past, perhaps the time has come to deal with the need for the additional housing. It is not smart to take ADU and other density measures with the due consideration of the overall housing issue.

David Smith comments on the desperate need for more housing but agrees that some further discussion is necessary. There are some revisions may be needed but the aggressive action of the law to increase housing is not unreasonable. While understands the direction of the law takes the community, but does not expect that it will be as bad as predicted.

Dana Cole comments as the other representative of Allied Gardens. Housing is a massive problem in San Diego and it is short sighted to cut down the number of this type of development. That our lots in Allied Gardens are not big enough to support that which is a matter of concern.

Shain Haug comments that the alternative to densification of the areas zoned for single family dwelling is the densification of housing along major traffic corridors boulevards such as El Cajon Boulevard where transportation services and infrastructure are well established. He further comments that the motion by this planning group should be somewhat general and that it would not be productive to engage in the details of the proposed changes.

David Smith further comments on the scope of the potential motion.

Michael Livingston comments that Neighbors for A Better San Diego has prepared a comprehensive examination of the issue. The city has developed a plan with such matters of zero lot lines, removal of trees, and that has not really navigated the issue of climate change. That the matter should be go back to the city council as now constituted for revision of the issue. The state does not belong in this local control but it is the law. But the single-family homeowners do have the right to their commitment and investment.

Brian Gile comments that is important to note that this is not about ADUs and is asking the City Council to look at the issue.

Shain Haug moves: 'The Navajo Community Planning Group asks the Mayor and City Council to consider amendment to consider amendment to San Diego's ADU ordinance to bring it closer to the parameters of the state's ADU laws' Seconded by Marilyn Reed. Voice vote called for by Shain Haug.

|                  |     |
|------------------|-----|
| Mike Murray      | Yes |
| Danny Fitzgerald | No  |
| David Smith      | Yes |
| Thommas Golia    | No  |
| Marilyn Reed     | Yes |
| Shain Haug       | Yes |
| Dana Cole        | No  |
| Abel Santana     | Yes |
| Brian Gile       | Yes |
| John Hoy         | Yes |

The vote is 7 Yes, 3 No, The motion passes.

CUP SD08071A – Sprint Wireless Stealth Tower at 6556 Park Ridge Blvd, Mark Phillips. To allow continued operations after the current CUP expires. Mark Phillips. This renewal would last 10 years for the use of the existing equipment and the associated building with some modifications. Brian Gile poses the question of who takes care of any changes to the landscape. This is taken care of during the process to ensure resolution. Motion to approve issuance of the CUP by David Smith, Seconded by Brian Gile. 10/0 AIF The motion passes.

**Informational Presentations:**

None

**Discussion Items:**

Proposed speed limit change on Princess View Drive between Waring Road Laura Street based on a letter from the city Traffic Division. This change would reduce the speed limit from 40 miles to 35 miles per hour during that area.

**NCPI Sub-Committee Reports:**

None.

**Community Group Reports:**

Allied Gardens/Grantville Community Council, Shain Haug. The October 2, 2021 refurbishment of the playground equipment at the Allied Gardens Recreation Center was a success without limitation. All in very large part to the outstanding leadership and organize by Kelly Wood of the Parks and Recreation Department. The next Navajo Canyon Trail clean up by the Friends of Navajo Canyon will be on Saturday, October 16, 2021.

Voice Del Cerro, None

San Carlos Area Council, None

Mission Trails Regional Park, Marilyn Reed. On September 14, 2021 a meeting heard that the campsite has been 90% full since reopening. There is a possibility of park expansion of property owned by the SDUSD. David Smith asked for further information on how the property will be used by the park if acquired. An ad hoc committee was formed to discuss additional trees planted in the park. Nothing new on the bridge, but the crossing at that point is closed.

**Additional and Final Public Comments:**

None

**Old Business:**

None

**New Business:**

None

**Adjourn:** 8:33 p.m. The next meeting will be on November 10, 2021

**Meeting Calendar 2021:**

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

**Public Attendees and Presenters:**

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

Patricia Burkes  
Kathy Krzeminski  
Kaytee Sumida  
Ann Gomez  
Jawad Al Baghdadi  
Shlyn Guarian  
Deanna  
Diana Lara  
Elizabeth Grell  
Pam Cotta  
Nic Grell  
Mark Philips  
Sanna Loando  
Jennifer Nickles  
Sara Madonia  
Stephanie Rivera  
Ariel Gibbs  
Michael Livingston  
Dan Tomsy  
Newell Booth  
Steve Dahms  
Deanna Beauparlant