



Meeting materials are available at navajoplanners.org

Wednesday, November 14, 2018

Tifereth Israel Synagogue

6660 Cowles Mountain Blvd

San Diego, CA 92119

navajoplanners@gmail.com

6:30 p.m.

Call to Order:

Roll Call of Board Members:

- | | | |
|----------------------------------|------------|--------|
| • Matthew Adams (San Carlos) | March 2019 | |
| • Danny Fitzgerald (San Carlos) | March 2020 | |
| • Richard Burg (San Carlos) | March 2019 | Absent |
| • Terry Cords (Allied Gardens) | March 2019 | Absent |
| • Tommas Golia (Grantville) | March 2020 | |
| • Steve Grimes (Del Cerro) | March 2019 | |
| • David Hardy (Allied Gardens) | March 2020 | |
| • John LaRaia (Grantville) | March 2019 | Absent |
| • Douglas Livingston (Del Cerro) | March 2020 | |
| • Lance Grucela (Del Cerro) | March 2020 | |
| • Stephen Dahms (Allied Gardens) | March 2020 | |
| • Marilyn Reed (Allied Gardens) | March 2019 | |
| • Dan Smith (Grantville) | March 2020 | |
| • David Smith (Grantville) | March 2019 | Absent |
| • Justine Neilsen (Del Cerro) | March 2019 | Absent |
| • Robert Weichelt (San Carlos) | March 2020 | |

Modifications to Agenda:

None—Motion to approve Agenda—Doug Livingston, 2nd by Stephen Dahms

Minutes: Approval of the Oct. 10, 2018 Minutes – Motion to approve by Robert Weichelt, 2nd by Danny Fitzgerald

Directors Report:

Chair – none

Vice Chair – Matt Adams chairing as David Smith (Chair) is ill

Treasurer - \$23.00 (cash) verified by Tommas Golia

Elected Officials' Reports:

- Councilmember Scott Sherman (Liz Saidkhanian):

Gave update on repaving of streets in the district. Air b&b Ordinances passed by City Council this last summer were rescinded. Opponents to the new regulations gathered signatures and instead of placing it on the ballot, the Council decided to rescind the new regulations. So at this time, no regulations exist.

Need for a long term plan for the homeless—Councilmember is working to solve the problem.

Newly elected Councilmembers will be sworn in on Dec. 10.

Officer John Steffen (Community Relations Officer): Not present

- Representative Susan Davis - (Zach Bunshaft): Not present
- Mayor Kevin Faulconer – (Darnisha Hunter): Not present
- Assembly member Shirley Webber (Lee Hernandez): Not present
- City of SD Planning Dept. (Lisa Lind): Not present
- Senator Toni Atkins (Ryan Trabuco): Not present
- **Public Comment on Non-Agenda Items (3 minutes each)**

David Ege, San Carlos Librarian, announced several events at the Library:

1. *Friday, Nov. 16 at 2:00 pm, docent from the USS Midway Museum will give a presentation. **Get tour information and more by visiting www.midway.org***
2. *Terry Naughton: former Disney illustrator will be at the Library on Nov. 17, 12 – 2 pm.*
3. *Oasis Genealogy program on Dec. 21.*

Informal Presentations:

Accessory Dwelling Unit Ordinance – Edith Gutierrez, City of San Diego

Although prepared slide presentation could not be shown, Ms. Gutierrez discussed the State Mandates for Accessory units, City of San Diego Incentives and clarification of regulations. Summarizing presentation for materials later posted on Navajo website:

State Mandates: To encourage development of Accessory Dwelling Units, Governor Brown signed into law three bills: SB 1069, AB 2299 and AB 2406—Junior Units

1. No additional parking is required provided the CU is:
 - a. Located within ½ mile of public transit.

- b. Within an architecturally and historically significant historic district.
 - c. Part of an existing primary residence or an existing accessory structure.
 - d. Replacement parking could be tandem, on an existing driveway, and within setback
2. Fire sprinklers not required for CUs if not required for the primary residence
 3. Existing structures converted to CUs with the appropriate meter size are not subject to additional water/sewer fees.

Incentives:

1. Neither the primary residence nor the CU **requires** it to be owner occupied.
2. One-story CU could encroach into the rear & side yard setbacks up to 30 feet.
3. No additional parking required provided the CU is:
 - a. 500 SF or less
 - b. One block from a bike shared station
 - c. Parking ratio was reduced from 1.0 spaces per bedroom to .5
 - d. Parking could be in any configuration including lifts.

Junior Units

1. A Junior unit category was added in compliance with AB 2406
2. A JU can be a maximum of 500 SF contained within the existing SFR
3. The primary residence or the JU must be owner occupied

Fees

1. Fees waived June 2018

12th Update—State Mandated

1. The GFA of an attached CU cannot exceed 50% of existing or proposed habitable dwelling unit.
2. Parking cannot exceed one parking space per CU.
3. CUs cannot encroach **in street** side yard.
4. A structure (1 or 2-story) cannot encroach more than 30 ft. in length.

Questions:

Marilyn Reed: How did the structure on Seaman Street get permits to be built? Ms. Gutierrez—I do not know.

Shain Haug—Why was this issue not brought to the Navajo Community Planners and other community groups for review and input? Mrs. Gutierrez: The changes to the Accessory Unit Dwelling Regulations went through a process of review as mandated by the City. Each step was always open to the public.

To receive notification on any code updates for these regulations contact Ms. Gutierrez at egutierrez@sandiego.gov to be placed on an interested person's list.

Action Items:

Community Group Reports:

- Allied Gardens Community Council—Shain Haug, Nov. 27 Town Hall Meeting will be on the Homeless Veteran’s Housing currently going in at the former Motel 6 site.
- Del Cerro Action Council—Jay Wilson—SDSU President will speak at the Jan. 24th meeting of the Del Cerro Action Council. Also, consideration of a Maintenance Assessment District for the Del Cerro area. The tax would be approximately \$120.00 per property and a Board of Citizens will manage the money.
- Personal note—Terry Cords had an operation from which he is recuperating
- San Carlos Area Council--none
- Mission Trails Regional Park Advisory Board—Marilyn Reed--no meeting held, therefore no report

Old Business:

Dan Smith—a letter was handed out to board members which was authored by Justine Neilsen on behalf of the subcommittee on Transportation for the Navajo area. The letter addressed the lack of conductivity between Grantville and Mission Valley. Also, still of great concern is the flooding issue and concern regarding the lack of park space. The letter will be sent to Councilmember Sherman.

New Business:

Election Committee Members – Matt Adams – San Carlos, Doug Livingston- Del Cerro, Dan Smith-Grantville and Marilyn Reed- Allied Gardens

Election will be March 13th. Feb. 13th meeting, candidates can address the Board and audience.

To be eligible to run for a Director’s Seat; one meeting prior to the election must have been attended.

Adjourn: 7:45 pm

REVISED Meeting Calendar:

2019

- Jan. 9
- Feb. 13 - Meeting Conflict Location TBD
- Mar. 13
- April. 10
- May 8
- June. 12- Meeting Conflict Location TBD