



Meeting materials are available at navajoplanners.org

September 9, 2020
By Video Conference
navajoplanners@gmail.com
6:30 p.m.

Call to Order: September 9, 2020 @ 6:33 p.m.

Roll Call of Board Members:

- Matthew Adams (San Carlos) March 2021
- Danny Fitzgerald (San Carlos) March 2022
- Robert Weichelt (San Carlos) March 2022
- Terry Cords (San Carlos) March 2021
- Cory Lashell (Grantville) March 2022
- David Smith (Grantville) March 2021
- John LaRaia (Grantville) March 2021
- Tommas Golia (Grantville) March 2022
- Stephen Dahms (Allied Gardens) March 2022
- Marilyn Reed (Allied Gardens) March 2022
- Shain Haug (Allied Gardens) March 2021
- Vacant (Allied Gardens)
- Justine Nielsen (Del Cerro) March 2021
- Jay Wilson (Del Cerro) March 2021
- John Hoy (Del Cerro) March 2022
- Lance Grucela (Del Cerro) March 2022
- 0 -Absent
- 0 -Excused

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

Terri Cords. – Monday, September 14, 2020 re: Shawnee development’s 5.3 acre park space will come before the Allied Gardens Recreation Council on Monday, September 14, 2020 at 6:00 p.m.

Modifications to Agenda:

Motion to modify – Motion of accept agenda by Matt Adams, Seconded by Justine Nielsen 11-0 (AIF)

Minutes:

Approval of the March 11, 2020 meeting minutes tabled to the October 14, 2020 meeting
Motion to approve the minutes of the July 8, 2020. Moved by Steve Dahms, Seconded by Cory Lashell 11-0 (AIF)

Directors Reports:

Chair – In July 2020 the board heard about the car wash. First cycle received. All Peoples Church

revised proposal has been submitted. The matter will be put on the October 2020 agenda. Noli Zosa will hold an open house in support of his candidacy, The NCPI received DIF funds bringing the new total about \$6.2M

Vice Chair - None

Treasurer - \$27.00 (cash) verified by popular acclaim. Plan to donate the cash to the Temple.

Secretary - None

Elected Officials' Reports:

Councilmember Scott Sherman (Lisa Scott): Parking enforcement still suspended. Send Lisa Scott any complaints on issues. The waiver of permits for food service on the exterior of the premises is still in effect. About 125 small businesses have applied for financial assistance. Fire danger resulting from untended growth remains a serious issue. The city needs to deal with the growth of vegetation and information where to dispatch limited staff during this time of excessive heat following winter growth. Volunteer efforts cannot be specifically approved or covered for liability, please report after the work is done.

Terry Cords re: When will Park and Recreation open their services. Work is ongoing, some of the pools will open, but still uncertain. Still up to the Mayor's office regarding proposed time. Cords reports that some fields are available for practices with social distancing. Can we get together to hold movies in the parks much as the Target in Mission Valley, could examination be made of permitting. There are many folks asking for some relaxation of restrictions.

Marilyn Reed re: Request for input regarding the developments in Grantville and why are apartment units being development without full consideration of aesthetics and, for instance, developments such as the Mission Gorge Place behind a gasoline station.

Rick Tedford re: increasing pot holes. Ms. Scott answers with the reporting procedure.

Jay Wilson re: Problems with brush and weed abatement on Jackson Drive.

San Diego Police Department Community Relations (): No report

Representative Susan Davis - (): No Report

Mayor Kevin Faulconer – (): No Report

Assembly member Shirley Webber (): No Report

City of SD Planning Dept. (): No Report

Toni Atkins (Diana Lara): The office is working on EDD cases. Please complete the census report, we are at a 73% rate

Action Items:

Special Election Sub-Committee for the October 7, 2020 special election to fill the vacant director seat for the Allied Gardens community: We will need a sub-committee if there is more than one applicant. Matt Adams, Jay Wilson, with Jay Wilson as Chair. Motion to approve by David Smith, Seconded by Shain Haug Approved 12-0 (AIF)

Informational Presentations:

Navajo Storm Drains – PS 664472 by Ronald Famorcan, Lynn Hassoun, Eham Loffti: Described the existing storm drains and those that have reached life span and are too small for the current load. The project will replace those drains and replacement of old undersized and outdated structures.. The specific work was described in detail regarding specific locations of the work. The work should begin in mid-2021

John La Raia re: Why should the funding from the Navajo DIF, why not from other sources because this project this is not on our priority list. Per David Smith, this is an active CIP project pushed by the City Council. Eham Lofti responds the money comes from the city General Fund but excess sums

from the DIF, if the NCPI withdraws the project will have to be withdrawn because of the lack of funds. John La Raia questions whether the community really wants this project. Eham Loffti mentions the issues that may arise if the project does not go forward.

Jay Wilson re: Projected dates and duration for Del Cerro but no specific dates were offered. Eham Loffti says notice will be provided after a contractor is chosen.

Beth Aguirre re: What the DIF funds might have gone to. David Smith replies that he will send an email with the current DIF projects. David Smith comments that this will have to be further discussed. NCPI is the steward of the DIF for the area and must carefully protect that fund from impositions by the city without concurrence by the community. David Smith asks for a better examination of other sources of money before we look further at the matter.

Navajo Family Apartments – Community Housing Works by Mary Jane Jagodzinski, Anna NcMaster, Carlos Rodriquez, Sochiata Vutthy, Michelle Sites. 45 units all affordable housing for low income and seniors. Described as for disabled, seniors, people who are able to work in the community directed to next generation success. They showed other developments in the general area followed a detailed description of the architectural design of the building and its relationship to the community generally. Specific descriptions of the building, the individual units, and sustainability were provided. Range of 50% 60 80% median income (a family four from \$50K to \$80 a single \$40). No zoning variance is required or requested. Find attached the general description of the development as given to NCPI in advance of the meeting.

Shain Haug re: Parking, social services on the site, and transit availability. Parking will be reduced from standards because of the nature of the tenants. There will be on-site social services. At this time the development is not in a Transit Priority Zone.

Justine Nielson re: Regarding unit density and the maximization of density,

Doug Livingston re: Presentations of a detailed landscape plan in further presentations and the development of the common space.

Matt Adams re: Construction schedule, dates of commencement. Developer estimates Summer of September 2021 for ground breaking.

Beth Aguirre re: Likes the architecture but how tall will the property be. Developer says 51 feet vs, the permissible of 45 feet but deviation is allowed for affordable housing. As to grading, there will be some fill to allow the finished first floor elevation will be, this will be provided to Ms. Aguirre. The base for one acre is 30 units but the affordable housing allows 45 units. Cannot answer how the existing restaurant lease will be dealt with.

Rick Telford re: Level 3 approval and the entitlement process and how will this development and the expected tenants will adversely impose on the existing neighborhood, school performances, and many other issues that may arise with the residents in the “affordable housing” characteristic.

Developer responds that there is a vetting process, a background check, and other matters to deal with the possibility of residences who do not conform their behavior to the neighborhood, and that the process is one of diligent on-going vigilance. Further question is what adjustments the police department will make.

Karen Zeiger re: Concerns with the height, and on-site management. Developer responds there will be an on-site management. David Smith comments on the process by which the developer must approach the city for permits and development of the project that will come back to NCPI as the matter progresses.

Ruth Towne re: The choice of residents and persons who become residents without prior vetting. Developer comments that upon receipt of information of such a resident the person would require the same vetting and could be removed. Are there any other projects for the area.

Shain Haug re: All other shopping centers in the area or of the same zoning configuration and can be similarly developed.

David Smith re: The development would bring up to \$900K in DIF to the community. His closing

comments were to the effect that this project could be put on as an action item as soon as November 2020. The NCPI report would be whether we like it or not, not whether we approve it or not.

Community Group Reports:

Allied Gardens Community Council— Shain Haug. Following the lead of Jay Wilson and the Del Cerro Action Council on September 22, 2020 our Town Hall Meeting will feature presentations by the candidates for Council District 7. We are advertising for help in maintenance of the Zion Avenue trees. We are embarking on a new project, that of painting the electrical and communication boxes throughout Allied Gardens.

Del Cerro Action Council—Jay Wilson: Next event will be the September 23, 2020 the Mayoral candidate discussion by way of Zoom. Next board meeting will be October 22, 2020.

San Carlos Area Council—Mark Schulze: No report

Mission Trails Regional Park Advisory Board—Marilyn Reed: No meetings, still cancelled. Per San Diego County order, areas are open for passive use only with the exception of the Kumeyaay areas. Please contact the authority for further information on use.

NCPI Sub-Committee Reports:

All Peoples Church: Still waiting for the next cycle report, there was a further submittal.

Flooding: No Report

Traffic Committee: No report

Old Business:

None

New Business:

None

Adjourn: 9:01 p.m.

REVISED Meeting Calendar 2020:

January 8th, February 12th, March 11th- Elections, April 8th Masonic Hall, May 13th cancelled, June 10th by Zoom, July 8th by Zoom, August 12, 2020 by Zoom, September 9, 2020 by the Zoom on-line application, October 14, 2020 by/at TBD, November 11, 2020 at/by TBD (note, this is Veterans Day), December 2020 Dark.

Public Attendees:

Jeff Clemetson, Adrienne Villegos, Angela Nugent, Barbara Spelling, Beth Aguirre, Bob Martin, Carlos Rodriguez, Chris Galuppo, Eham Loffti, Jeff Toister, Karen Zeiger, Kelly Maden, Lisa Scott, Lynn Hassouwn, Mary Jane Jugodzinski, Mellissa Rose, Richard Ledford, Ruthee Rose, Sera Beal, Sochiata Vuthy, Steve Swiedeki, Kim Deddrich, Ruth Towne

Navajo Family Apartments Attachment

Navajo Family Apartments will be located at APN 674-520-54-00 in the City of San Diego. Development of the site as affordable housing is fully consistent and compatible with the underlying zoning. The parcel on which Navajo Family Apartments will be located is zoned CC 1-3, which permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area (the

site is 1.025 acres, or 44,649 feet). In addition to the CC 1-3 density allowances, the Affordable Housing Program entitles projects to density bonuses, incentives, variances, and parking ratios in exchange for affordable housing. Per Section 143.072 of the Municipal Code, the site is eligible for a combined density increase of 50% provided it sets aside a portion of the total dwelling units in the development being reserved for moderate, low, or very low-income households, or senior citizens – Navajo Family Apartments will be 100% affordable. As such, CHW intends to develop the site with the maximum allowable density, or 45 units (44,649 square feet divided by 1,500 square feet is 29.77 units per acre or 45 units with the eligible density bonus).

The project will be permitted in accordance with a Neighborhood Development Permit. This follows a Process 2 decision, where City staff could approve, instead of the Process 3 decision required for a Site Development Permit. The reason for this is found in section [126.0503](#) from the San Diego Municipal Code, which states "Development consistent with the affordable housing, in-fill projects, and/or sustainable buildings regulations in Section 143.0915 that requires a Site Development Permit in accordance with Section 126.0502 may be permitted in accordance with a Neighborhood Development Permit decided in accordance with Process Two."