



March 13, 2024 Minutes

In Person Meeting Location:
Tifereth Israel Synagogue, 6660 Cowles Mountain Blvd
San Diego, CA 92119
navajoplanners@gmail.com
6:30 p.m.

Call to Order: March 13, 2024 @ 6:35 p.m.
By the Chair David Smith presiding: Welcome

Roll Call of Board Members:

VACANT

Danny Fitzgerald (San Carlos)

VACANT

Tamar Caspi (San Carlos)

Cory Lashell (Grantville)

David Smith (Grantville)

VACANT

Tommas Golia (Grantville)

Marilyn Reed (Allied Gardens)

Shain Haug (Allied Gardens)

Jessica Soto (Allied Gardens)

Abel Santana (Del Cerro)

Brian Gile (Del Cerro)

John Hoy (Del Cerro)

Lance Grucela (Del Cerro)

Brian Woodhouse (Allied Gardens)

0 -Absent

4 -Excused

13 in attendance of 13 members

Modifications to Agenda and Approval of the Agenda as Modified: Motion to approve Cory LaShell, 2nd by Brian Woodhouse, passes unanimously.

Approval of minutes from February 21, 2024: David Smith. Correction on first page. 3 excused should be 2 excused. **Shain Haug motion to approve, Marilyn Reed 2nd motion, passes unanimously**

Public Comment on non-agenda items:

- Shain Haug: Sent to board members realignment of 16 members of the board. 4 members of each community, but governing docs are by the community (Navajo). At further meetings we should broaden our community participation and allow 16 people across the entire community. Brian: read through and there is already an avenue for this approach. City allows appointed members and the appointed members are not restricted. Elections are community specific, appointments are not.
- David Ege San Carlos Library: Apologies for not being at the previous meeting where the board gave the library \$5MM of DIF. Discusses upcoming events at the San Carlos Library.
- **Chairperson closed public comment on non-agenda item**

Elected and Public Officials' Reports:

Anthony Hackett, Sr Community Representative for Councilmember Raul Campillo, Council District 7

- Coffee with councilmember at coffee houses. 4/20/24 8:30-9:30 Industrial Grind Coffee in Tierrasanta. Councilperson is running unapproved and will be serving for another 4 years. San Carlos library won federal fund \$850k from Congressman Sarah Jacobs. Submitted a letter of support for County funding of \$850k for Safe parking site in Grantville. Councilperson expressed gratitude for Tommas Golia and Lance Grucella. Marilyn: Safe parking site? Previous San Diego County Building next to S3 Coffee. Long term goal is to build affordable housing. Marilyn: are we getting the majority of affordable housing in our area, or is it getting spread around? Anthony: It is getting spread around. North Park, South Park, Hillcrest, etc. Kearny Mesa rezoning is leading to more affordable housing. Shain: In terms of Grantville affordable housing, those units being built a part of Complete Communities? Anthony: Unsure, will find out. Marilyn: Grantville is losing a lot of businesses due to redevelopment to residential. Anthony: A lot of the developments are zoned for commercial on first floor, but hasn't heard from businesses saying that there aren't places for them to be located. Shain: 2015 revised zoning was supposed to be residential over commercial. Anthony: Campillo supports small businesses and participates with GADS: Grantville/Allied Gardens small business group. Jessica: timeline for the Safe Parking to open? Anthony: Unsure, but will find out. Gary Waley: Residential drives business. So new residential will drive demand for commercial to come to the community. David: County has identified five properties which are going to be feasible for Safe Parking site.

Directors Report

- David Smith, Chair Report:
 - None

- Brian Gile, Vice Chair:
 - At CPC meeting it was noted that La Jolla and Uptown had new potential groups to apply to the city to replace the existing CPGs. City had not thought though the gap during transition to a new CPG. Looks like they will leave the previous group in place until the new group has an election. Power SD wants to replace SDGE. Only a small portion of San Diego. Environmental group came to advocate for a change in a process to CEQA. Land Development code updates. Subcommittee put forth ideas on 5 of the 63 amendments. Group overall did not feel comfortable with the changes. Tabled the items to provide more discussion. David: did the city say when the next meeting was going to be to discuss LDC? Maybe May/June, or June/July.
- David Smith: DIF report published December 31, 2023 \$3.5MM
- 7:03pm - Election is closed

Action Item:

Change of Navajo CPG monthly meeting date

Board approval to change the monthly meeting date from the second Wednesday of the month to the second Monday of each month. Meeting time to remain at 6:30pm.

- David Smtih: Discussion around rescheduling the meeting to Monday or Thursday. Tabling the vote until more discussion is had with Temple Director.

Ace Self-Storage, PRJ-67988, 7369 Mission Gorge Road, Site Development Permit Re-certification of CPG position of support for project, as previously approved November 9th 2022 by the CPG. Project size has decreased from 80,152 SF above ground to 78,340 SF.

David: Applicant for Site Development permit current project is in review and identified total SF. Because of the change they need to come back and get our feedback.

Marilyn: How many units? David: It's public storage. Public: Question of location.

Motion to approve David Smith, Seconded by Shain Haug. Passes unanimously.

Informational Presentations:

6225 Mission Gorge Road, Rebecca Louie, CEO, Wakeland Housing & Development Presentation from representative(s) of Wakeland Housing for the redevelopment of two county owned parcels located at 6225 Mission Gorge Road.

Rebecca Louie: Introduces the company and affordable housing projects that they have completed. Discusses the need for affordable housing for lower wage workers in San Diego. Talmadge Gateway is a senior affordable housing facility completed by Wakeland and offers several services and activities. Grantville project is senior housing for previously homeless seniors. Grove was a senior project in Vista. 6255 Mission Gorge Rd. Selected through competitive RFP by the county since it is county land. Very early stages but 330 affordable apartments homes being proposed in two buildings. 1 person income \$58-\$83k/annually. Shain: financing is an issue, do you have any commitments? Rebecca: Not yet. Securing the land is first, then we go get financing. State funding is difficult to secure funding from. Shain: Any onsite services for homeless? Rebecca: No this will be for residents of the project. Marilyn: Where are the 47 parking spaces? Rebecca: they will be on this site. They will build on the two different sites. Gary: Subterranean? Rebecca: No, surface or ground floor. David: Disposition Development Agreement? Cory: How long? Rebecca: Yes, DDA Ground lease for 90 years. David: In the DDA does it bypass the surplus land act covenant for 15%? Rebecca: Unsure. David: Ministerial process part of HAP2.0? Rebecca: Unsure of zoning for the project. John Hoy: Who selects the residents? Rebecca: Still deciding the population, if it is a supportive housing project, will be a coordinated entry system. There would be a third party that would match them to the site. There could be a traditional approach with lottery or wait system. John: Controversary in Carlsbad where neighbors are complaining about behavior of residents. How does a low income housing developer prepare for that. Rebecca: I've been following it closely and we do projects very different where we are very prepared from first day with intensive services. Wellness coordinator staff will be onsite (usually people with lived homelessness experiences). Virtual security throughout the premises. John: Does the county participate in resident population determination? Rebecca: Yes, it's a partnership. Shain: Who will ultimately be the owner? Rebecca: County will own the land, Wakeland will own the building. David: Does the county have a revenue stream? Rebecca: No. Marilyn: Trinity Place, concerned about the onsite staff hours and schedules to ensure needs are being met. Conversation about crime stats with homelessness. David: encourages the development to include the commercial on the ground floor, and include adequate parking. Community question: discusses the number of units and required number of staff supporting the residents. County: As of now there are no plans to put a safe parking location on the same site.

NCPI Sub-Committee Reports

- **Election Results:**
- Allied Gardens: Jessica Soto 11, Martin Marcus 6, Marilyn Reed 14, Kevin Sullivan 32
- Del Cerro: Nate Stein 18, John Hoy 20
- Grantville: Cory LaShell 20
- San Carlos: Gary Whaley 39, Danny Fitzgerald 16

Motion to approve Brian Gile, Seconded by John Hoy. Passes unanimously.

Discussion Items:

2024 Land Development Code Update

- David Smith: Still opportunity to comment on it. If there is any concerns, communicate to David/Brian.
- **SRM sub-committee-** Met on 3/11 to discuss modifications to the CUP. Update on CUP Review and Planning Commission hearing date. Next subcommittee meeting will be in April with the applicant. Cory thanks Bea Riley for being a resource to the board.

Community Group Reports:

- **Allied Gardens Grantville Community Council**
 - Shain: Welcoming to the board two new members, Brian Woodhouse and Kevin Sullivan. The group is working to gain support for an expansion of the Benjamin library. Looking to put together a group of local experts (architects, land use people, etc) that can form a plan for the expansion. Shain joined CPC subcommittee on complaint to grand jury for DSD process for ministerial projects. Is the land use process being properly managed.
- **Clean Air for Mission Gorge San Carlos Area Council**
 - Bea Riley: Discusses the landscaping/erosion fixes that have occurred at the SRM quarry. Discusses the Health Risk Assessment that the APC does for all businesses that produce emissions.
- **Mission Trails Regional Park Advisory Board**
 - Marilyn: Dorothy Leonard Mission Trails Citizens Advisory Committee Chair is leaving. New chair is Kevin Lumos. Discusses the design of the Max Lenail bridge. Marine Base is willing to sell 230 acres of land that will connect Mission Trails park to Poway. Brian: did the architects say that they had experienced with bridges? Marilyn: Yes, seems very experienced.

David: Director nominations coming in next month.

Adjournment. At 7:55pm. The next meeting will be on March 13th, 2024 at Tifereth Israel Synagogue 6660 Cowles Mountain Blvd San Diego, CA 92119.

Meeting Calendar 2024:

April 10th, May 8th, June 12th, July 10th, (August silent subject to the requirement for call for a meeting), September 11th, October 9th, November 13th, (December dark subject to the requirement for call for a meeting)