



July 10, 2024 Minutes

In person meeting at Temple Emanu-El 6299 Capri Drive, San Diego, CA 92120

navajoplanners@gmail.com
6:30 p.m.

Call to Order: July 10, 2024 @ 6:35 p.m.
By the Chair David Smith presiding: Welcome

Roll Call of Board Members:

Gary Whaley(San Carlos)
Danny Fitzgerald (San Carlos)
VACANT (San Carlos)
Tamar Caspi (San Carlos)
Cory Lashell (Grantville)
David Smith (Grantville)
VACANT (Grantville)
VACANT (Grantville)
Marilyn Reed (Allied Gardens)
Shain Haug (Allied Gardens)
Kevin Sullivan (Allied Gardens)
Brian Woodhouse (Allied Gardens)
Abel Santana (Del Cerro)
Brian Gile (Del Cerro)
John Hoy (Del Cerro)
Nate Stein (Del Cerro)

0 -Absent

2 -Excused

11 in attendance of 13 members

Motion to approve the agenda made by Tamar Caspi and seconded by Kevin Sullivan, passes unanimously.

Approval May minutes as Modified: Motion to approve David Smith, second by Danny Fitzgerald, passes unanimously.

Comments made on the level of detail required in minutes. The secretary and Chair are comfortable that the bylaws are being followed and the minutes are being produced as needed.

Public Comment on non-agenda items:

-Marilyn Reed discussed the interaction local residents have had with disturbances at their home caused by someone acting out and the assistance that was lacking by the city police.

-Tamar Caspi is working with local community groups to create a Navajo town council by combining the San Carlos and Allied Gardens/Grantville town councils.

- Brian Woodhouse talked about the drainage ditch along Highway 8 and Alvarado Canyon Road. CALTRANS notified Brian and Raul Campillo that CALTRANS gave control of the drainage channel to the city

-Jeffery Hunt asked about when the roads are going to be improved. Street.sandiego.gov can track what streets are being worked on.

Chairperson closed public comment on non-agenda items

Elected and Public Officials' Reports:

-Corey Funk from the city planning department development- The city planning department monitors and updates city codes to be inline with regulation and goals, 2024 code update was approved and sent to the mayor's office for signature. The public can submit requests through the city portal, the deadline is Sept. 15 for this year.

Discussion and comments include: Navajo needs a city planner to attend one of our meetings to discuss and explain why so many housing units are going into the Grantville area. Also, how are plans being made to fit the community's need for things like parking for residents? How do parking requirements change near transit stops and transit stops? How are systems in place to match the large number of units being built and proposed. 2024 Housing Report for San Diego / Annual Report on homes. The representative does not have the answers to these questions.

-Representative for State Assembly Chis Ward - Many important bills are being worked on like: the Stop hate littering act, and other bills going to the state.

Discussion and comments include: Homeowners insurance being canceled. Only the Fair plan is available and the price is two to three times as much as private insurance. The Department of Insurance is looking into it before the state representatives consider legislation. How to support the Fair plan is being looked into. When will policy changes be made? Is what citizens would like to know.

-David from San Carlos Library - shared that there are many public events being hosted at the library and the public is encouraged to participate in the activities. The plans for the new San Carlos library are progressing.

- David Smith noted the mayor's office sent a message about getting public comment on infrastructure projects.

Directors Report • David Smith, Chair Report - reiterated his comments made about the mayor's office infrastructure projects.

-Brian Gile, Vice Chair: CPC report - City environmental justice project funds have included the Navajo area. Can council members include our area for infrastructure related to the things needed in our neighborhood? Blueprint San Diego voted to add ten more items to their allocation list. In June, a change to the CPG reimbursement funds was tabled. Presentation about enforcing laws on short term rentals and presented an annual review. Subcommittee about environmentally sensitive land being removed from development. The timeline was shortened and not long enough for review, suggestions were made to lengthen the review time. Our bylaws can be modified to allow virtual or in person meetings.

-Treasurer Report by Kevin Sullivan - updating the bank accounts and other forms to keep the Navajo Planning group active and up to date

-DIF Report by David Smith - City released report that says we have about \$3.5 million to spend in our local community.

Informational Presentations:

-San Carlos Interconnect Transmission Pipeline Project
Presented by Vic Salazar (TyLin Engineering) regarding the design / implementation of the City of San Diego infrastructure improvement project

60% of the project has been designed and they are looking for feedback from the community. The reservoir is the reason for the project. The plan is to replace the San Carlos Reservoir near Tommy Street and Wing Span Drive. New hydrants, traffic control, new city street pavement, new curbs are all part of the project. Construction is scheduled for 2025 - 2026. Multiple formats of community outreach have been made.

The following discussions and comments were made: Appreciation of reaching out to the community, but outreach needs to go beyond the 300 foot for direct letters. Not all these homes were notified. Vic Salazar will check why letters were not received as he asked all homes in the affected area to receive a letter. Parking for residents during construction is an important concern. Can trenching be on one side of the street so one half of the street can stay open. The presenters said that keeping one lane open is the goal. How are the streets going to be repaved and fixed. The project will need to communicate with the city before confirming paving plans.

Is it common practice to leave old pipes in place? The new pipes will be in the street and the old pipes will be abandoned in place because pipes behind homes are challenging to work with.

Reiteration that previous projects in the area were not well communicated to the residents and driving became hazardous.

The Eagle Ridge pump station will be fully replaced. The community would like the pump station to look like a house that fits the neighborhood. Vic Zalazar stated that the surrounding architecture is considered in the design phase.

How will traffic be diverted and when will a warning for drivers be given? Traffic control is part of the plan.

Is anyone in communication with community centers within the construction zone?

CFP water fund helps to fund projects. Please stress Navajo Road needs to be curb to curb due to the high speed and capacity of the road. The abandoned land could be given to the regional park.

-Friends of Del Cerro

Proposed Maintenance Assessment District

Presented by Mark Allen and Jackie O'Connor and Brian Pridmore and Jay Wilson

Informational presentation regarding possible Maintenance Assessment District (MAD) in Del Cerro

The group was formed to improve the Del Cerro community in 2015 - Now they want to create a Maintenance Assessment District to enhance areas along roads that are commonly traveled in the area. General beautification is the goal for the group. Currently there are 60 MADs in place in the county. Homeowners would pay \$243 per year. (740,00/year total) Currently gathering signatures for a vote.

The following discussions and comments were made:

Available money will be billed on the tax bills of Del Cerro residents.

The community group works with the city for a plan and the city leads the project and uses money from the MAD to fund the project.

51% of received votes need to be yes to pass. 1,000 signatures needed for a vote on the ballot. Can Navajo Community Planners DIF funds be used for community beautification? Yes, sometimes.

Why doesn't the city pay for this if it's their responsibility? Friends of Del Cerro Group don't want to wait for the city.

Why do this MAD now? What is the timeline and how does the plan fit with other projects that are planned in the area. If passed, first funds could be available in about two years.

Are grants and partnerships available from local agencies and businesses? This is being looked into.

Apartment complexes pay per measured unit.

Where is the money coming from for water and upkeep? The base amount of the MAD will not change. Water issues will be part of the plan.

The MAD has an agreement that the money can't be used without the groups agreement.

Money raised can be banked and used in larger amounts in future years.

Uncertainty is presented that the money assessed could be raised. The city ordinance states that money can go up. Also, The MAD may need to repay the city for previous community projects. The city takes management fees from the MAD. LaJolla is suing the city to stop their MAD because the city isn't agreeing to do the requested projects.

Not looking to be a self managed MAD. The city will use their fees to help mitigate the liability and planning involved in the projects.

Some residents do not want the tax increase and feel the area is fine. MADs have been proposed in the past but were not approved.

Property taxes are going up for many different reasons.

Retired homeowners may not want their monthly expenses increased.

Action Items:

-NCPI Officer Elections

1) Appointment of new NCPI CPG Chair.

David Smith is resigning from the board after August.

David made motion, Tamar second to table a new Chair position. Passes unanimously.

2) Renew appointment of the NCPI Vice Chair, Brian Gile, as the primary representative to the CPC, and Kevin Sullivan as his alternate, if the CPC meeting will not be attended by the NCPI Chair.

David made the motion to approve the appointments, second by Tomar. Passes unanimously.

3) Appointment of Kevin Sullivan as the Chair of the SRM Sub-Committee, and Gary Whaley as his Vice-Chair to that committee.

David made the motion to approve the appointments, second by Tomar. Passes unanimously.

-Website discussion tabled until the next NCPI meeting

NCPI Sub-Committee Reports:

NCPI SRM (Superior Ready Mix) Sub-Committee Report and Letter- David Smith, Kevin Sullivan, Gary Whaley Approve/deny/modify the subcommittee's draft letter to City of San Diego staff concerning proposed amendments to the Superior Ready-Mix CUP.

The following discussions and comments were made:

Document is in draft form, and the City still needs an environmental report. More time is needed before a final CUP report is made or voted on.

Discussion on dust on page 13 item C is still a discussion item. Page 22, the eucalyptus tree is recommended to be a different tree that doesn't have invasive roots.

More meetings needed to improve the document.

Who is responsible for maintaining the landscaping adjacent to neighborhoods? Possible to be added to the report.

One report from the CPG is best for the city so the subcommittee is waiting for their report to be finalized before it is presented to the city.

Reasonable requests for both the land owners, businesses, and the community should be considered without the CUP being unfollowable and impeding businesses.

Discussion Items: none

Community Group Reports:

-Allied Gardens Grantville Community Council by Marilyn Reed- The AGGCC will have a presentation from the city about safety at their next meeting on August 05 at 6:00 pm at the Benjamin Library.

-San Carlos Area Council by Tamar Caspi- Working on a new Navajo town council that unites the Allied Gardens / Grantville Community Council and the San Carlos Community Council.

-Mission Trails Regional Park Advisory Board by Marilyn Reed- Acres of land being added to the park. New parcels are looking to be added in the future. New power poles being done. Proposal for improvement to the sewer system.

Adjournment. At 9:02 pm.

The next meeting will be on September 11, 2024. Location to be determined.

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)