



April 09, 2025 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: April 09, 2025 @ 6:35 p.m.

By Vice-Chairperson Gary Whaley presiding: Welcome

Roll Call of Board Members:

Jana Hartwell (Allied Gardens)
Marilyn Reed (Allied Gardens)
Kevin Sullivan (Allied Gardens)
Brian Woodhouse (Allied Gardens)
Pamela Cotta (Del Cerro)
Elizabeth Grell (Del Cerro) arrived at 7:05 PM
John Hoy (Del Cerro)
Nate Stein (Del Cerro)
Cory Lashell (Grantville)
Nicholas Stoneking (Grantville)
Kyle Walker (Grantville)
VACANT (Grantville)
Tamar Caspi (San Carlos)
Danny Fitzgerald (San Carlos)
Gary Whaley (San Carlos)
VACANT (San Carlos)

1 -Absent

2 -Excused

11 in attendance of 14 members

Vice-Chairperson Gary Whaley welcomes the new 2025 board. Each board member presented themselves to the community.

Approval of April 09, 2025 Agenda:

Agenda modified to add the Discussion Item: Benjamin Library DIF Commitment. Motion to approve the agenda as amended made by Tamar Caspi and seconded Kevin Sullivan. Motion passes unanimously.

Approval of March 12, 2025 Minutes:

Request to modify the minutes so Discussion/Presentation about the Emergency Stormwater Repair is changed to read Navajo DIF, not Navajo DIF Request, and add to paragraph six that Jong Choi is the speaker. Motion to approve the minutes as modified by Kyle Walker, second by Marilyn Reed, motion passes unanimously.

Public Comment on non-agenda items:

Marilyn Reed spoke to the City representatives regarding City and County actions that are occurring in our neighborhood are not being communicated to the community. She asked if City and County representatives can communicate more to the Board and the community.

Tamar Caspi asked to add the Voice of Del Cerro to the agenda of future Board meetings in the community group reports.

Tamar shared Save Del Cerro is suing to stop the construction of the All Peoples' Church project on College Ave.

Comments include: Pamale Cotta commented that the law suit against the building of the All People's Church project is going forward with the claim that the Church's project is in violation of CEQUA.

The Cerro House currently has no buyers and is looking for buyers.

Kevin Sullivan spoke on a water shut offs planned by the City.

Also, the Property owner at 5945 Mission Gorge Road had presented to the Board in the past about their plan to build a residential building and the Board did not vote in favor of the plan. This owner has refiled the project under a new name, "Grant at Mission Trails" and is trying to move forward with the project without listing the Navajo Community Planners Group as a stakeholder.

Attendee spoke on the need for documents provided to the Board and by the Board should be more accessible to the community.

Comments include: The Board Secretary will add a section to the Navajo Community Planners Website where documents related to agenda items can be posted for community members to access.

David Ege from the San Carlos Library spoke about upcoming events including a live concert, author's talk, and career opportunities with the City.

Ron Lacey with Lacey Consulting spoke on the pipeline project known as "Montezuma Mid City Pipeline." Phase 2 is starting soon on Mohawk Drive.

Comments include: Is there a public website? Yes, the information is on the City's planning department website.

Attendee spoke on making the board elections more transparent.

A suggestion was made to make a sub-committee that arrives early to ready the meeting space.

Comments include that Tamar Caspi will look for a way of making information on the persons running for the board more open to the public.

Vice-Chairperson Whaley closed public comment on non-agenda items

Elected and Public Officials' Reports:

- Joel Anderson, County Supervisor for San Diego County, report given by Sam, an intern from the Supervisor's office— Booklets are available to view highlights on the projects and work being done by Joel Anderson's office. The County is trying to balance the county's budget. Surveys are available both online and in person tonight. Thanks to the community for their feedback.

There are homeless in our community and fires can be started so please sign the petition to stop unsafe camping.

Two grants are available to support our community. Awards of the grades will be announced in May. Applications can be made for next year's awards.

Applications can be submitted for becoming an intern with the Councilmember's team.

- Councilmember Raul Campillo report given by Vic Vettiyl -

Sections of College Ave will start being paved on April 14, 2025.

Councilmember Campillo is currently waiting on the current budget and will share with the community when more information is known.

A bulk trash pickup is scheduled on April 12 from 8:30 am to 10:30 am at the Allied Gardens Recreation Center. The event may close early if the dumpsters are filled. No hazardous materials can be dropped off including paint and batteries.

Comments include:

No information on the paving of Mission Gorge Road.

Coffee with the Councilmember on April 26 has reached capacity so no more RSVP's are available.

The City's proposed trash pick-up fees will be one of the highest in the County. The City owns the Miramar Landfill so our rates should be lower than other cities that don't own their own landfills. The estimated fees when the ballot was passed were about \$29.00. The most current estimated fees are \$54 and most recently to \$47. The City Council will vote to set to the date on a hearing to set the fee for a future vote. The City did not put the trash collection out to bid because the City owns their own equipment. The higher price compared to other cities is

because the trashcans need to be replaced and the estimates are changing on the number of residents being serviced.

State Assemblymember Chris Ward's report given by representative Teannae Owens

Assemblymember will be out on Spring recess next week, he continues to work with many different committees.

Billis introduced include: AB446 – A surveillance pricing bill to prohibit companies from changing the price of a good based on a consumers' data profile.

Community Solar Bill to expand solar panels outside of single-family homes.

School based health to increase local education participation in school-based health and mental health services that can cover costs related to the services. Reach out to office if you have any questions.

Comments include: that she can be contacted via email.

Director's Reports

- Chair Report by Gary Whaley, Vice-Chairperson – The City's Community Planning Group, CPC, made a request to modify the current Bonus Accessory Dwelling Units plan currently followed by the City. The letter is available on the City's Community Planning Group Services website. Gary Whaley proposes that the Board write a letter to the City's planning group about asking the City to plan infrastructure projects. The projects should be scheduled and billed as non-emergency capital projects, ideally so that the City's DIF Fund would not be depleted as quickly.

The City's emergency infrastructure projects allegedly bill the City's DIF Fund at a much higher rate (1.5x - 2.0x) than non-emergency infrastructure projects do. It appears the City might be scheduling most (if not all) infrastructure projects as emergency capital projects at the higher rate, possibly depleting the DIF Funds faster, if that is the case. More information is needed.

Also, there should be a fee on accessory dwelling units to help support local infrastructure.

Comments include: the CPC agenda is available on the City's CPC website.

- Treasurer Report by Kevin Sullivan, Treasurer –

The DIF fund accounting has not been updated by the City since September 30, 2024 and it is not publicly available.

Comments include: The City gave a presentation to the Board last month explaining that they scheduled infrastructure work as an emergency project so they could commandeer money from the Navajo DIF funds. The City pays more to make repairs at an emergency rate compared to a

regularly scheduled project. Gary Whaley suggested that the Board write a letter to the City about concern that the City is not using the DIF funds in an economical way. The letter could be put on a future agenda as a discussion item or an action item.

Action Items:

- NCPI Director Position Nominations

Elect by way of nomination or voluntary for the following CPG officer positions: Chair, CPC Representative, Vice Chair, Secretary and Treasurer.

Jana Hartwell nominates Gary Whaley to be Chair Person. Gary Whaley accepts the nomination. Elizabeth Grell nominates Tamar Caspi to be Vice-Chairperson and Tamar Caspi accepts the nomination. Kevin Sullivan nominates himself to be Treasurer. Brian Woodhouse nominates himself to be Secretary. Gary Whaley nominates himself to be CPC Representative. Motion to elect the nominees as the new Board officers made by Elizabeth Grell and second by Kyle Walker.

- San Diego Vegan Market (4606 Mission Gorge Place) Alcohol Sales (PRJ-1124190 CUP) Steve Rawlings with Rawlings Consulting presented to the board a request for a letter of recommendation to be submitted to DSD (Development Services Department).

The owner of San Diego Vegan Market originally started the business on Mission Gorge Road and the business is now located on Mission Gorge Place. The owner wishes to add alcohol to his business including beer, wine, and distilled spirits. The alcohol will be vegan and some of the alcohol may be from India.

Discussions include: The alcohol will be vegan. The store will have about 50 square feet dedicated to alcohol sales. Other food centered stores have started with a small amount of alcohol and that store increased the amount alcohol sold.

This is a Conditional Use Permit request that needs approval from the City. The City's Police Department has already given their approval if the market agrees to add to the CUP, no selling of alcohol between 2:00 am and 6:00 am. The City also mentions the need for video surveillance, prompt removal of litter and graffiti, and to train employees on how to follow all ABC regulations when selling alcohol.

Nikki V. Rodriguez, as Agent for the owner of The Castor Family Trust that owns property in the neighborhood, spoke against the approval of the Conditional Use Permit to sell alcohol will increase the availability of alcohol where there are homeless and the commercial area is not set up for retail shopping.

Comments include: There have been very few homeless going into the store and the store will not be selling alcohol that homeless persons prefer. This would be the only alcohol for sale in the business complex. The Board asks questions about the CUP to protect the interest of the community and make reasonable recommendations.

It is possible to add to the CUP, a limit to the square footage used for alcohol. Security measures are in place to limit theft of alcohol. Distilled spirits will be behind a counter.

Tamar Caspi motions that, the NCPI Board will approve a letter of recommendation to DSD in favor of the San Diego Vegan Market alcohol sales CUP with the added condition of there being a 10% limit of sales space in the retail area for alcohol sales. Motion second by Pamela Cotta. Motion passes unanimously.

- Operating Procedure Amendment – Grantville Master Plan

Board to vote on amending the procedures to officially designate the Grantville master plan as the official map/boundary for elections.

This action item was tabled to the next meeting so more information can be shared about the proposed amendment. Motion to table the discussion by Brian Woodhouse, second by Tamar Caspi. Motion passes unanimously.

Discussion Item:

DIF Fund support the Benjamin Library by Shain Haug – There is development in the Grantville area and the Benjamin library in Allied Gardens is the library that supports the Grantville community. As the community grows, we need to grow the Benjamin Library. The City does not have the funds to start this project but Councilmember Campillo supports that expansion of the Benjamin Library. To start this project, a team of community members needs to be created and funds need to be raised to start this process. The NCPI has money in the DIF fund that could be committed to the library expansion. A request was made to agendaize the commitment of the NCPI DIF fund to the Benjamin Library expansion on the Board agenda.

Informational Item:

- Suggested amendments to the operating procedures (bylaws) by Kevin Sullivan.

Kevin Sullivan noted that the City has requested that we make amendments to the current NCPI Operating Procedures. Kevin has sent the recommended changes to the board for review.

Discussions include: The Board may need to make a sub-committee to address these changes. The proposed changes will be posted for the public to view.

Sub-Committee Reports:

No reports were given due to the meeting ending because we used all of our allotted time to be in the facility.

Community Group Reports:

No reports were given due to the meeting ending because we used all of our allotted time to be in the facility.

Adjournment. At 8:41 pm by Vice-Chairperson Gary Whaley.

Our next meeting will be on May 14, 2025 at 6:30 pm.

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

Meeting Calendar for 2025: January 08th, February 12th, March 05th on Zoom, March 12th, April 9th, May 14th, June 11th, July 9th, August – no meeting unless needed, September 10th, October 8th, November 12th, December – no meeting unless needed.