



Navajo Community Planning Group (NCPG) Minutes

May 14, 2025 - 6:30 p.m.

In person meeting at Temple Emanu-El 6299 Capri Drive, San Diego, CA 92120
navajoplanners@gmail.com

Call to Order: May 14, 2025 @ 6:31 p.m.

By 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) resigned

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

4 -Excused

8 in attendance of 13 members

Approval of May 14, 2025 Agenda:

Agenda modified to separate the Circulate San Diego Walk Survey Presentation Item from the Michael Stepner and Craig Jones Presentation. Motion to approve the agenda as amended made by Gary Whaley and seconded Nate Stein. Motion passes unanimously.

Approval of April 09, 2025 Minutes:

Motion to approve the minutes by Kyle Walker, second by Elizabeth Grell, motion passes 7 – 0 with Nate Stein abstaining

Public Comment on non-agenda items:

Marilyn Reed spoke about the safe parking lot for the homeless being put in on the corner of Glacier Ave and Mission Gorge Road. This temporary location is next to residences and will be available for an unknown amount of time. There are concerns that having a homeless shelter so close to residences is not



safe. This area also has graffiti and is not being taken care of and so are many other undeveloped properties in the Grantville area. The County should have some minimum standards for these undeveloped properties. Marilyn recommends we write a letter to Joel Anderson that these properties be maintained and taken care of. Comments include: There should be pre-development standards that are requested in a written letter to the County and the City. This letter should be a future action item.

Brian Woodhouse spoke about the joint-use field being proposed at Foster Elementary School as part of the site improvement plan currently being implemented. A recommendation for or against the field becoming a joint-use field will be made by the Allied Gardens Community Recreation Group and the final vote will be made by the City's Parks and Recreation Board.

Comments include: Hearst Elementary School has a joint-use field and the community likes it.

Kevin Sullivan spoke about the City's Land Use and Housing Commission meeting that will be held to discuss modifications to the City's Accessory Dwelling Unit policies. The City has a website and link where residents can leave a comment.

Comments include: The City has a meeting scheduled on May 15, in person and on Zoom. A link is on the agenda and the City meeting will be recorded.

David Ege from the San Carlos Library spoke about the many upcoming events including tech support information and a robotics event. The Summer reading program is also being launched. On May 19, the City will have a budget meeting and the public can comment on the San Carlos Public Library construction progress.

Maggie Pound spoke about Maggie and others in the community who started a neighborhood business community group (GADS) to support the Navajo community. This Navajo neighborhood business group continues and invites community members to attend the meetings. Chairperson Whaley closed public comment on non-agenda items.

Directors' Reports:

- **Chair Report by Gary Whaley, Chairperson** – The City's Community Planning Group Committee (CPC), has a proposal to change ADU requirements and will be discussed at the City's next Land Use and Housing Commission.

The trash fee topic is moving quickly. The Union Tribune has a good article about the mistakes the City is making.

The ADU bonus program is very complex and keeps changing. The Community Planning Committee is on the 12th floor downtown and on Zoom.

Comments include: To get regular updates from the City's Land Use and Housing Commission, sign up on the City's website.



- **Treasurer Report by Kevin Sullivan, Treasurer** – The development impact fee fund (DIF) information has not been updated by the City in over half a year. Kevin is trying to find out the actual balance of our DIF.

Comments include: The balance is about \$250,000.

- **Secretary's end of the year annual report** - Brian Woodhouse stated that he completed the Navajo Community Planners Group annual report for the City's Planning Group. The report was submitted on time.

Comments include: That the form was a Google Form and is no longer accessible. Brian made an unformatted copy of the form for reference.

The Neighborhood Community Planning Group board members have a City training coming up. Gary Whaley spoke about ADU issue at the City's Land Use and Housing Commission meeting and the many topics that relate to this housing issue.

Action Items:

- Operating Procedure Amendment – Grantville Master Plan

The Board Discussed and voted on amending the procedures to officially designate the Grantville master plan as the official map/boundary for elections.

There was a suggestion by Cory Lashell to update our NCPI map to the map adopted by the City in the 2014 Focus Plan Amendment for Grantville. The City does keep official maps for Community Planning Groups and the Board can choose which map to follow.

Jana Harwell motions to accept the 2014 Focus Plan Amendment for Grantville map as the official map that the Navajo Community Planners will use. Motion second by Kevin Sullivan. Motion passes unanimously.

Discussion Item:

Public Presentation – Julie Adam, Project Manager, City of San Diego, Engineering & Capital Projects and Team

The San Carlos Reservoir Replacement Project consists of replacing the existing 160-foot diameter, 4.8 million gallon (MG) reservoir with a new 130-foot diameter, 3.3 MG reservoir. The Project also proposes a new 24" transmission main between the new reservoir and the new transmission main located along Tommy Street, approximately 300' south of the intersection with Wing Span Drive. The new transmission main south of this point of connection will be constructed under the San Carlos Interconnect & Transmission Pipeline Project (B21109) and will replace the existing main. The team is in the 100% Design phase with an estimated construction start date of Spring 2026. They are preparing 3D renderings that include exterior reservoir tank color options to share with community for input.



Presented by Julie Adam, Project Manager, Paula Roberts, Community Liaison, Johnny Nguyen, Project Engineer, Amanda Combs, Project Manager. The 20-year-old tank is being replaced. The same driveway will be modified for easier truck access. The community can give input on what color the tank will be painted. There are security cameras there to help discourage public access and vandalism.

Comments include: Landscaping adjacent to the tank will be removed for construction and replaced after construction is complete. Construction will take about two years. There will be some minor piping work on the street. It's potable water to hold extra water and help the local pumps save energy by pumping at the less expensive times of day. Noise studies have been done to make sure it is environmentally friendly. There are no pump stations on the site. The Project is communicating with the affected community about security and lighting. The green paint option looks good. There is a locked secure fence. The Project Group has been doing a good job keeping up their email communication with the local community. What is new height compared to the existing height? Mission Trails Regional Park has a plan to remove some of the current eucalyptus trees for fire safety. The rendering should be updated to reflect the current landscaping. The exterior coating should have a pigment. Stain may be able to be added. The long-term color should look good and be low maintenance. The interconnect is 300 feet away. There was a storm drain project that didn't have flaggers and it was a problem for drivers traveling in the construction area. The City just repaired the road with an overlay and the construction team should stay off the new road work. The stairs have gates on them to stop people from accessing the roof.

Public Presentation

- Michael J. Stepner FAIA FAICP, former San Diego City Planner and Professor Emeritus of Architecture and Urban Design at the New School of Architecture & Design, and Craig Jones, former planner for Ridgecrest, El Cajon, La Mesa, Imperial Beach, Encinitas, & Escondido co-present on Navajo area housing and land use discussion-

Michael J. Stepner was part of the group that wrote the Navajo Community plan back in 1982. Land use is important to the community because of how the community lives and what gets done to the land. How do changes fit with community? The rules are in the community plan, but the plan is not always followed. The City has pulled away from community plans and groups and that is a mistake.

Craig Jones was a City Planner for 18 years. He did work on the Navajo and Grantville community plan. He worked in Scripps Ranch Community Planning Group. The City Planning Groups protect the interests of the community. There is a lot of politics and money involved in city planning. The community is the client. It is felt that the company making application is the client that the City pays the most attention to. Development services and planning were separated into two groups. This was done to let the City make bigger plans without getting stuck in the details. Southeast San Diego has a community plan but the City doesn't follow it.

Comments include: The Planning Group is still a representative of the community and still an important part of the community. It may take longer to be part of the process, but the planning group can still be a part of the City's plan. How are families navigating the streets in the neighborhood? The ADU policy is supposed to help with our housing shortage.



The public authorities have no answer as to how we can get local developments to share their plans with community like they used to. How can the community planning groups get more voice with the City and have the City follow the community plan? We should be building neighborhoods, not houses. Add the infrastructure and services need to accompany changes.

Community planning groups need to push the City for them to see that our neighborhood has a plan. We can have more information sessions like this so we can learn more about how to be more proactive in the neighborhood.

Cars are a part of the City's design and public transportation isn't ready for a car-free city.

Request to form a Bylaws and Operating Procedures Subcommittee

-Kevin Sullivan presented and the Board discussed an ad hoc subcommittee- to discuss amendments to the operating procedures (bylaws) as requested by the City. The City is asking for updates to our bylaws. A sub-committee is needed to make the proposed changes to present to the Board.

Jana Hartwell asked if anyone from the public can be allowed to join this subcommittee and Kevin replied "No."

Motion to form an Operating Procedures Sub-committee chaired by Kevin Sullivan made by Brian Woodhouse, Kevin Sullivan seconds. Motion passes unanimously.

Sub-committee members will include Kevin Sullivan, Nate Stein, Kyle Walker, and Gary Whaley.

Request to form a Future Meetings Location & Virtual/Hybrid Subcommittee

-Brian Woodhouse presented and the Board discussed forming an ad hoc subcommittee- to discuss implementing a plan for virtual/hybrid meetings. Brian Woodhouse agreed to chair the subcommittee.

Elizabeth Grell motions to create a Meetings Location sub-committee chaired by Brian Woodhouse. Second by Gary Whaley. Motion passes unanimously.

Sub-committee members will include Brian Woodhouse, Jana Hartwell, Elizabeth Grell, Gary Whaley and Nicolas Stoneking. (if Nicolas accepts his appointment)

Development Impact Fund (DIF) Survey Sub-committee to be part of CIP Subcommittee

The DIF Fund survey to prioritize infrastructure in the Navajo Community Planning Group Area may coincide with CIP ad-hoc subcommittee work. Can the DIF work be rolled into the CIP (Capital Improvement Plan) sub-committee?

Comments include: The City wants us to make recommendations for infrastructure improvements in our neighborhood. Sharing the DIF priorities with the community and getting community input is important and the plan could be a future Action item so the community can give their input.



Gary Whaley motions to include the DIF fund survey as part of the CIP sub-committee, second by Elizabeth Grell. Motion passes unanimously.

Elected and Public Officials' Reports:

- **Councilmember Raul Campillo report given by Gary Whaley** - The City budget needs to be modified so Lake Murray stays open to the public. College Avenue has been repaved. The Councilmember is advocating for more road resurfacing in our neighborhood. The Mayor has called for pedestrian and traffic safety on Mission Gorge Road and street resurfacing for Mission Gorge Road is being considered.

Public Presentation Continued...

-**Circulate San Diego presentation given by Kyle Walker** - Circulate San Diego is doing a walking survey in Del Cerro to see how to make the area more friendly to pedestrians and cyclists and align with the City's plan. Can the Navajo Community Planners endorse the event?

Comments include: Endorsing this event isn't political and could make us more viewable. The Circulate group collects data and provides the information to the City. More information is needed from Cory Funk to find out if NCPI can lend its name for support.

Motion to table this item made by Gary Whaley and second by Brian Woodhouse. Motion passes unanimously.

Adjournment: At 8:33 pm by Chairperson Gary Whaley.

Our next meeting will be on June 11, 2025 at 6:30 pm. In person meeting at ~~Temple Emanuel EL6299 Capri Drive,~~ Changed to the Flood Church, 4772 Alvarado Canyon Road, 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.