



## Navajo Community Planning Group (NCPG) Minutes

**June 11, 2025 - 6:30 p.m.**

In person meeting at Flood Church, 4772 Alvarado Canyon Road, San Diego, CA 92120  
navajoplanners@gmail.com

**Call to Order:** June 11, 2025 at 6:31 p.m.

By Chairperson Gary Whaley presiding: Welcome and thank you to the Flood Church for hosting the Board Meeting.

### **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) Present virtually  
Elizabeth Grell (Del Cerro)  
John Hoy (Del Cerro)  
Nate Stein (Del Cerro)  
VACANT (Grantville)  
Nicholas Stoneking (Grantville)  
Kyle Walker (Grantville)  
VACANT (Grantville)  
Tamar Caspi (San Carlos)  
Danny Fitzgerald (San Carlos)  
Gary Whaley (San Carlos)  
VACANT (San Carlos)

0 -Absent

2 -Excused

11 in attendance of 13 members

**Approval of June 11, 2025 Agenda:** Agenda modified to add an action item to vote on approval of reimbursement requests due this month. Motion to approve the agenda as amended made by Kevin Sullivan and seconded John Hoy. Motion passes unanimously.

**Approval of May 14, 2025 Minutes:** Motion to approve the minutes by Jana Hartwell and seconded by Kevin Sullivan. Motion passes 9 – 0 with Tamar Caspi and Nate Stein abstaining.

**Public Comment on non-agenda items:** Cindy Scott spoke about her recent appointment to the Airport Advisory Committee. The Airport Advisory Committee covers the Montgomery-Gibbs Executive Airport and the Brown Field Municipal Airport. Cindy Scott will serve as a liaison between the public and the represented airports. More information can be found at <https://www.sandiego.gov/airports>



Comments include: The recent crash in Tierrasanta is still being investigated. It is possible that some of the failures may be related to the FAA. Cindy Scott's email information can be added to the NCPI website. Community members often have questions about flight paths and noise.

Kevin Sullivan stated that the City's Parks and Recreation Department will be conducting a community recreation needs assessment in July. Our community should pay attention to this survey.

### **Elected Officials' Reports:**

- **Council Member Raul Campillo's report by representative Anthony Hackett** – A Coffee with the Councilmember is coming on Saturday June 21, 9:30 at the Tierrasanta Library. Please RSVP to their office. The City Council just approved the fiscal year 2026 budget with money for Lake Murray to stay open and limited Monday library hours only for Linda Vista Library and Allied Gardens Library. All libraries are closed on Sundays. The vote to add trash fees to single family homes was approved by the City Council but Councilmember Campillo voted "no" because the actual fees residents will be charged are much higher than initial plan that the public voted on.

Comments include: The Mayor has five days to line-item veto the budget but no plan on vetoes is known. The previous fiscal year had an increase in City employee wages and this year employee wages will go up again as planned. The initial estimate to pick up trash was underestimated and is higher than other municipalities.

Six and one half million dollars was de-appropriated from the San Carlos Library and given to the City's general fund to help balance the City's budget. The bids for the San Carlos Library have stopped.

The Navajo Community is the most underserved city community for library services.

### **- Matt Heffernan, Program Coordinator, Office of Homeless Solutions, Housing and Community Development Services, County of San Diego, Health and Human Services Agency**

- At the Corner of Glacier Avenue and Mission Gorge Drive, the County is setting up a safe parking facility for residents that are homeless but still have a car. There are citizens who are homeless but have a vehicle to sleep in. The County has two other safe sleeping parking facilities. The lot is set to become an affordable housing facility and development is ongoing. As the developer waits for construction to begin in August of 2026, the County will set up a safe parking facility at the location. The U.S. Congress approved \$850,000 through HUD to support the safe parking facility. The safe parking lot will operate for about one year. Typical users are families and older adults. There will be security and support personnel on site. The hours will be from 5:30 pm – 7:00 am. Quiet hours from 10:00 pm – 6:00 am, Dinner and breakfast is provided. Dreams for Change is the organization that will provide on-site support. Off-site showers are available.

Comments include: No registered sex offenders will be permitted. Temporary structures will be on site to provide services. Homeless outreach teams will be helping to find citizens that need this facility. There will be room for up to 20 vehicles or families. The average stay is 90 days and an average household has 2.7



members. There is one other County safe parking facility located in a residential area and the service and quiet hours has helped the facility fit within the community.

There are concerns that this new facility will add to our neighborhood's homeless problem and harm the residents. There is also graffiti that needs to be removed, ASAP. There is a maintenance budget for the safe parking program that will help keep it clean. The County should have presented this information to the community long ago when this project was approved in 2024. The Grantville area is being overwhelmed with low-income housing because the City has not added City services needed for the increased population of Grantville.

#### **Directors' Reports:**

- **Chair Report by Gary Whaley, Chairperson** – According to the City's Planning Council, The Navajo Community Planning Group's mission is to be a formal mechanism for community input in the land use decision making process by advising the City on development projects, general or community plan amendments, rezoning, and public facilities. The recommendations are integral and highly regarded by the City and their staff. Local input helps shape the future of the Navajo community.

In the City's Budget Review Committee, at 2 hours and 37 minutes into the City's Video is when Councilmember Campillo spoke about our community.

On June 16, the City Council will meet to discuss ADU topics.

Circulate San Diego is being perused to give a presentation to the NCPI Board.

- **The City's Community Planning Committee (CPC) meeting in May was attended by Kevin Sullivan** - The meeting was summarized as follows: The Mayor thanked the CPC members for their work, The mega-ADU challenge continues, Chollas Valley CPG has brought a lawsuit against the Mayor and the Director of the planning department for failing to install sidewalks and other ADA accommodations, new CPC board members were elected, hybrid meeting rules and procedures were discussed.

- **Treasurer Report by Kevin Sullivan, Treasurer** – The deadline for reimbursements from the City is June 15. The Navajo Development Impact Fee fund (DIF) information has not been updated by the City and shows an increase of \$200,000 in the fund from interest earned.

The Edmund A Benjamin Fund, set aside in 1965 for the Allied Gardens Library, has a balance of \$2.3 million and the way the money can be spent is pre-established. The Library can suggest expenditures and the Council can approve them.

#### **NCPI Subcommittee Reports:**

- **Mission Gorge Rock Quarry Subcommittee by Kevin Sullivan** - Kevin Sullivan reported that in May, the majority of CUP conditions were presented. In December, all 37 conditions were presented and conditions 10 and 23, both related to blasting, are on track to be discussed.



A Tierrasanta resident asked Travis Cleveland from the City's department to resume Superior Ready Mix's bi-annual community meetings with Vulcan. Travis responded that Vulcan has not officially assumed the application that the former quarry owner, Superior Ready Mix, initiated which triggered a Conditional Use Permit (CUP) review to resolve the CUP violations and the complaints from the community. Vulcan contends that they should need to resolve the violations and complaints, but they should not be required to revise the CUP in order to assume the CUP.

Comments include: Vulcan is trying to get out of revising the CUP, although this process has already been in the works with the City since early 2022.

- **Operating procedures subcommittee by Kevin Sullivan** – A subcommittee meeting is scheduled for June 12 and topics on operating procedures have been planned.

- **Meeting Space Subcommittee by Brian Woodhouse** – Brian spoke about the change of location to the Flood Church. The change of location opportunity happened quickly, about ten days before the meeting, so Brian and Gary spoke with current and past board members to confirm the new location would work.

The subcommittee is currently operating a beta test to have the NCPI Board meeting broadcasted live, using Zoom in a hybrid-format. We can go fully hybrid when the beta test is successful.

July's meeting will also be held at the Flood Church. If we continue to meet on the second Wednesday of each month, then we would need to find a new facility starting in September. If we change the day of the week the Board meets, then we can continue to meet at the Flood Church. Tuesdays are not a good night for the Board members to change to. Thursdays are a possible option to change to.

#### **Action Items:**

- **DIF/CIP Subcommittee Chairperson election** - Proposal to elect a Subcommittee chairperson by Kevin Sullivan. Second by Nate Stein. No nominations for chairperson were presented. Gary Whaley motioned to table the nomination and Kevin Sullivan seconded the motion. The motion passes unanimously.

- **Reimbursement Request by Kevin Sullivan** – Kevin Sullivan brings forward two reimbursement approval requests to be approved and sent to the City for reimbursement. The reimbursements are for a \$5.00 fee paid to the Secretary of State for an NCPI Corporate Statement of Information and \$159.90 for an NCPI Zoom Pro account for virtual and hybrid meetings. Jana Hartwell motioned to approve the reimbursements, Kyle Walker seconded the motion. The motion passes unanimously.

#### **Community Group Reports:**

- **Allied Gardens / Grantville Community Council by Shain Haug** – The City's Commission on Police Practices presented to the Community Council. Information on the topic will be published in the next Mission Times Courier. The next meeting will be on July 7 for organizational business.



- **Mission Trails Regional Park Advisory Board by Marilyn Reed** – There was no recent meeting and the next meeting is in July.

- **Clean Air for Mission Gorge by Bea Riley** – Clean Air for Mission Gorge is a coalition of neighbors to support the community and their relationship with the rock quarry. Currently, the new quarry owner, Vulcan, doesn't think an amendment to the City's CUP is needed even though the City says an amendment is needed and already in process. The quarry shouldn't be in a residential area and the blasting zone/plan is too close to residents. More information can be found at [Cleanairformissiongorge.com](http://Cleanairformissiongorge.com)

#### **Discussion Items:**

- **The Cerro House development in Del Cerro** – The property is still for sale and there are not any known potential buyers.

- **The Vulcan Rock Quarry** - Gary Whaley spoke about the rock quarry on Mission Gorge Road, known by many names including Vulcan, Superior Ready Mix (SRM), Canyon Rock, and Mission Gorge Rock Quarry. The quarry's CUP is currently being reviewed and amended by the City. The City has requested the NCPI to provide recommendations to proposed modifications to the CUP. The City has requested a single unified response from NCPI regarding modifications to the CUP. The Mission Gorge Rock Quarry Subcommittee has been assigned the responsibility of drafting the proposed CUP modifications response.

Gary continued as follows: He's expecting a comprehensive response from the subcommittee as soon as reasonably possible. This response should include one unified document containing all proposed changes, precise language for each condition the subcommittee believes should be modified, and findings in a clear nexus, supporting each proposed modification as required by Mr. Cleveland (from the City). Each proposed change should be fully addressed in one place. Please avoid requiring reviewers to cross reference between documents. While the Board may choose to issue general recommendations, such suggestions must remain subordinate to the specific changes requested by the City.

Both General and specific recommendations should be integrated into one cohesive response. Please know, all communication to the board of directors on this matter must come from the subcommittee as a whole, not from Individual members. Again, the City is asking for a single unified submission. Finally, Gary wants to be clear, he does not want to see any further delays or time-outs, period.

Should any disagreements or impasses arise that the subcommittee is unable to resolve internally, he asks that he is informed immediately so NCPI can work together to move forward productively. This is a matter of significant importance and should be completed in a timely manner. Thank you again for your commitment and work on this issue. Gary looks forward to reviewing your recommendations.

- **Future Presentation Topics** – Who should we have present to our Board in the future? How does the Board get the City and County to present information to the Board earlier in their development



processes? Could the Board create a subcommittee to continuously investigate topics and input from the community?

Comments include: The NCPI should have more social media and promote Board meetings. This Board should focus on land use. What do other community planning groups do that can give us ideas for the future?

**Adjournment:** 8:30 pm by Chairperson Gary Whaley.

**Our next meeting** will be on July 09, 2025 at 6:30 pm. In person meeting at 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.