



Navajo Community Planning Group (NCPG) Minutes

September 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: September 11, 2025 at 6:34 p.m.

By Vice-Chairperson Tamar Caspi presiding: Welcome.

Roll Call of Board Members:

Jana Hartwell (Allied Gardens) present virtually

Marilyn Reed (Allied Gardens)

Kevin Sullivan (Allied Gardens)

Brian Woodhouse (Allied Gardens)

Pamela Cotta (Del Cerro)

Elizabeth Grell (Del Cerro) Present virtually

John Hoy (Del Cerro)

Nate Stein (Del Cerro)

Nicholas Stoneking (Grantville)

Kyle Walker (Grantville) present virtually

VACANT (Grantville)

VACANT (Grantville)

Tamar Caspi (San Carlos)

Danny Fitzgerald (San Carlos)

VACANT (San Carlos)

VACANT (San Carlos)

0 -Absent

1 -Excused

11 in attendance of 12 members, Quorum is achieved

Approval of September 11, 2025 Agenda: Motion to approve the agenda by Brian Woodhouse and seconded Elizabeth Grell. Motion passes unanimously.

Approval of July 09, 2025 Minutes: Motion to approve the minutes by Tamar Caspi and seconded by Kevin Sullivan. Motion passes 9 – 0 with Marilyn Reed and Nicholas Stoneking abstaining.

Public Comment on non-agenda items:

Gary Whaley thanked Tamar for allowing him, as the public, to speak on non-agenda items for up to 3 minutes at the NCPG Board meeting and suggested that the NCPG Rock Quarry Subcommittee also allow the public more than 1 minute to speak on non-agenda items.



Board Comment on non-agenda items:

John Hoy spoke about the City sponsoring an informational session on Tuesday, September 16, regarding the undergrounding of public utilities in the Del Cerro area east of College Ave.

Brian Woodhouse spoke about the need for traffic calming measures on Zion Ave. The speed of cars on Zion Ave does not match the many side streets, driveways, churches, and schools. To match the style of Waring Road, the center lane could have medians added to beautify the road and slow cars to a safer speed.

Comments include: One can request that the City put a crosswalk with lights to help people cross the street. Mission Gorge Road is also a growing area that could use traffic calming measures. How can neighborhoods have a voice in the way traffic is driven through their neighborhoods?

Marilyn Reed spoke about the use of e-bikes that are not following local laws.

Comments include: E-bikes without pedals are not legal to be driven on streets.

Elected Officials' Reports:

-State Assembly member Chris Ward's report given by Teannae Owens – New law to up the limit on what schools need to inventory setting a minimum value of \$1,500 on items. Bills being worked on include: Permitting construction inspections will be able to use a 3rd party to perform inspections; Stopping businesses from using consumer's personal information to adjust pricing; Certifying passive house standards; A going green with solar webinar is coming up, there is a civics activity for students.

Comments include: SB 79 has not gone to the floor of the State Assembly yet.

- City Council Member Raul Campillo's report by representative Anthony Hackett – During August, the City Hall was in recess. There has been neighborhood concern over brush management. Please use the Get It Done app to report any brush that needs to be trimmed. The safe sleeping sight has opened on Mission Gorge Road in Allied Gardens. There are 20 parking spaces available for over-night stays. The site has a plan to build an affordable housing building.

Comments include: Will the second vacant lot on Mission Gorge Road become a Safe Parking facility? This is a County project so Joel Anerson's office should be contacted for answers to questions.

- State Senator Weber Pierson's report by Jessie – Bills that have passed the floor include: SB 764 asks that restaurants offer at least one healthy option for kids, SB 39 address materials in feminine products, SB 236 addresses carcinogens in hair relaxers. Upcoming events include a Sickle Cell awareness webinar, The Young Legislatures Program is open for High School students. There is also "There Ought to be a Law" for citizens to submit ideas for future bills.

Directors' Reports:

- Chair Report by Tamar Caspi, Vice-Chairperson – Thank you to the Board for helping support the Board in organizing the Board meeting and taking on the duties of the vacant Chair position.



- **Treasurer Report by Kevin Sullivan, Treasurer** – A reimbursement check for the Zoom account needs to be signed.

- **The City's Community Planning Committee (CPC) report** - In July, there was a presentation on "footnote 7" by the Community Planning Committee that effected Chollas Valley Planning Group. The City Council has repealed footnote 7, however a lawsuit has been started to resolve the mega-ADU developments planned in Chollas Valley. The land that was slated to be park land, but a private developer was able to purchase the land and given permission to build on the site. There was a presentation from the Port Authority regarding the new Terminal One at the San Deigo airport. There is an opening on the CPC Open Space Committee. No meeting was scheduled during August.

Comments include: There was a grand jury report about the Development Impact Funds not being spent quickly enough and there is no new news on the matter. The question on who initiated footnote 7 should not be left a mystery. The DIF funds NCPG has need to stay in Navajo.

Presentations:

-**Community Housing Works (CHW) development presented by Heidi Mather and Jasmine regarding the Navajo Road affordable housing project at the old Nicolosi's Restaurant.** More information can be found at chworks.org. Their goal is to provide stable housing for families. CHW is a non-profit that develops the land and provides services to residents – including support for children, health and wellness support, and financial well-being. (including special services for those age 62 and up and collaboration with local banks) CHW has recent projects that opened in National City, South San Diego, and Linda Vista.

The Navajo Family Apartment will open in the location of the old Nicolosi's Restaurant. It will be a 4-story unit with 45 units including a live-in manager. There will be 58 parking spaces. Some units are set aside for different income levels based on Area Median Income (AMI). The entrance will be on the East side of the development to best fit the traffic on Navajo Road. The developer pays the full school fee but does not have a say on how school fees are spent. The plan is for an 18-month build with residents moving in during May of 2027.

Comment include: Preference can not be given to people that already live in the neighborhood. Where will cars over 58 spaces park? Residents will self-select where to park if there is a need. They are open to having parking arrangements with other neighborhood establishments. Resident guests will likely park in Keils and get towed. CHW has owned the land for a few years. The neighborhood schools are full, so how many children are anticipated? The AMI is not planned to change.

Action Items:

- **Chairperson of the Navajo Community Planning Group is open for nominations** – Tamar Caspi nominates John Hoy for the position of Chairperson. John Hoy accepts the nomination. Kevin Sullivan



seconds the nomination. The motion to make John Hoy Chairperson of the Navajo Community Planning Group passes unanimously.

Comments include: Much applause and congratulations to John Hoy for his service.

Discussion Items:

-Update on Cerro House by Pam Cotta – There are new owners of the Cerro House project. There is a meeting scheduled with the new owner and Pam Cotta to discuss the future plans for the development.

Comments include: Please ask about fire access. Can the Board see the permits? Can the Councilmember stress to developers that the community would like to hear developers' plans in the community by giving presentations to the local planning group?

-2025 City Land Development Code updates by Kevin Sullivan- There are many amendments that will effect what can be built in the Navajo community.

Comments include: Vehicle miles traveled may be able to waived if the developer pays a fee. Can Navajo Community Planning Group make a recommendation to the CPC? These changes have a time line. The definition of a major transit stop is satisfied by a plan for at least two bus lines at one spot.

NCPI Subcommittee Reports:

- Mission Gorge Rock Quarry Subcommittee by Kevin Sullivan – The committee continues to meet and adopt new proposals.

Community Group Reports:

- Mission Trails report by Marilyn Reed – the Bridge for Max development has been paused as the builders wait for the City Attorney to work through a matter. The big pipe for the water project does not permit animals to move under the pipe so animals are dying.

Comments include: This is a County water project in conjunction with the City.

Adjournment at 8:35 pm by John Hoy.

Our next meeting will be on **Thursday**, October 09, 2025 at 6:30 pm. This will be an 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 11th, October 9th, November 13th, December – no meeting unless needed.