



Navajo Community Planning Group (NCPG) Minutes

October 09, 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: October 09, 2025 at 6:34 p.m.
By Chairperson John Hoy presiding: Welcome.

Roll Call of Board Members:

Jana Hartwell (Allied Gardens) present virtually

Marilyn Reed (Allied Gardens) excused

Kevin Sullivan (Allied Gardens)

Brian Woodhouse (Allied Gardens)

Pamela Cotta (Del Cerro)

Elizabeth Grell (Del Cerro)

John Hoy (Del Cerro)

Nate Stein (Del Cerro)

Nicholas Stoneking (Grantville) absent

Kyle Walker (Grantville)

VACANT (Grantville)

VACANT (Grantville)

Tamar Caspi (San Carlos)

Danny Fitzgerald (San Carlos)

VACANT (San Carlos)

VACANT (San Carlos)

1 -Absent

1 -Excused

10 in attendance of 12 members, Quorum achieved

Approval of October 09, 2025 Agenda: ~Motion to approve the agenda by Kevin Sullivan and seconded by Elizabeth Grell. Motion passed unanimously.

Approval of September 11, 2025 Minutes: ~Motion to approve the minutes by Nate Stein and seconded by Pamela Cotta. Motion passed unanimously.

Public Comment on non-agenda items: No public comments made.

Board Comment on non-agenda items:

Kevin Sullivan spoke on the Land Use and Housing Committee meeting; Item 6 addressed the 2025 San Diego Report on Homes. Councilmember Campillo asked, "Where does San Diego stand in relation to other Cities relative to our Regional Housing Needs Assessment?". The Committee stated that most large cities will miss their goals, smaller cities are more structurally able to meet the goals. Councilmember Campillo asked for an update from the City if we do miss our goals. The City has posted Alvarado Road realignment project and the Montgomery Field draft PEIR. Both documents are open for public comment.



Comments included: John Hoy stated that the City Engineering staff will be at our next meeting on November 12 to share information about the Alvarado Canyon realignment project. The City's website shows options for their proposal, EIR, and flooding problems. The City's comment period is open until November 30.

Elected Officials' Reports:

- **City Council Member Raul Campillo's report by representative Anthony Hacket** – Coffee with the Councilmember is a chance to meet the Councilmember and ask questions. The next Coffee with the Councilmember is on Saturday, November 15, at the Serra Messa Library at 9:30 am. Use the Get-It-Done app to get information to the City. In the past, duplicate tickets have been sent back to the user saying the matter is closed. Changes have been made so the App will let the user know that it is a duplicate ticket but the matter is being looked in to. Parking fees at Balboa Park have been finalized. Non-resident Parking will pay \$16 a day for the lots adjacent to the museums and \$10 per day for satellite lots. For City residents, the fee is \$8 for the day or \$5 for less than four hours. There will be an app that uses zip codes to determine who is a resident. The conditions at the Allied Gardens Community Park have many maintenance issues needing to be fixed. Parks and Rec staff have been notified. The Benjamin Library's 60th Birthday Festival was held recently. Kathy Coleman from Brothers Restaurant was recognized for her contributions to the community. Free compost will be available from the City at Lake Murray Park on October 18, from 8:00 am – 12:00 pm.

Comments included: The curb side trash cans changeover date has just been set but the information has not yet been shared with the public. The paving of Del Cerro Blvd in front of Windmill Farms was reported to be delayed because of potential construction but the construction is years from being finished. The City is investigating a mill-and-pave solution. The Allied Gardens Pool may have had a leak, but it is currently without issues so a follow up will occur.

- **County Supervisor Joel Anderson's report by Hector** – There is a Holiday Legislative Open House coming for citizens to attend on Monday, December 01 from 6:00 – 8:00 PM at the Lakeside Rodeo. On September 30 there was a vote on AI governance usage. For the State's November special election, \$19 million from the State will reimburse the County for election expenses. There are two grant programs available for community improvement. New intern positions are available and applications are available on-line. A paper survey is available for in-person guests.

Comments included: To find out the result of the resent votes please visit the Supervisor's website or contact the office.

Directors' Reports:

- **The City's Community Planning Committee (CPC) report by Kevin Sullivan** – At September's CPC meeting, The La Jolla planning group is continuing with their plan to become its own independent City. The College Area Plan has been discussed regarding the densification of the College area. Land Code Update number 98 will let existing billboards become digital by changing and is supported by Councilmember Lee.

- **Treasurer's Report by Kevin Sullivan, Treasurer** – Cory Funk and other connected persons were not able to give us a specific information on the California Mitigation Fee Act that states funds from Navajo to the City fund should be accounted for. The City recommends to go to the City Accounting office for more information.



- **Chair Report by John Hoy, Chairperson** – The City engineers will be at our next meeting to present on the Alvarado Road realignment project.

Action Items:

- **The Operating Procedures Sub-Committee unanimously recommends the following three actions:**

Action 1: Termination of the Navajo Community Planners Incorporated (NCPI).

Action 2: The Navajo Community Planning Group (NCPG) accept the updated Operating Procedures.

Action 3: Rescind the Operating Procedures Sub-Committee guidelines as established on May 21, 2021.

Action 1: Comments include: Reasons to end the non-profit status of the Navajo Community Planning Group, known as Navajo Community Planning Incorporated, include: the cost of the non-profit is a financial burden that can't be paid and there is increase reporting needed to the State and Federal governments. To re-establish the non-profit, fees up to an estimated \$2,500 - \$2, 800 are needed and we cannot use City funds for this purpose. If a non-profit does not report to the State for five years, the State will dissolve the non-profit, so the NCPI non-profit status may already have ended. There is no money controlled by the NCPG or NCPI so there is no IRS documentation due. The city covers our indemnification as a Community Planning Group so the Board does not need the indemnification provided by being a non-profit.

The NCPI convened at 7:08 pm by Chairperson Hoy with no objections

~Kevin Sullivan motioned to dissolve the Navajo Community Planners Incorporated as a California non-profit corporation. The motion is seconded by Jana Hartwell. The motion passed unanimously.

The NCPI adjourned at 7:12 pm

The NCPG re-convened at 7:12 pm

Comments included: There may be some expenses when filing to the State to dissolve the non-profit status. Who will file the dissolution? The State is not available to contact. Teannae Owens from State Assemblymember Chris Word's office may be able to provide us support.

-Action 2:

~Kevin Sullivan motioned that the NCPG adopt the updated operating procedures as recommended by the Operating Procedures Sub-committee, Elizabeth Grell seconded the motion.

Comments include: Jana Hartwell stated that parts of the operating procedures should be addressed. Administrative Guidelines are noted in the Operating Procedures but we don't have the Administrative Guidelines. The Administrative Guidelines are referring to the City's Administrative Guidelines.

Add notes to the Operating Procedures that City policy 600-24 is the Administrative Guidelines mentioned in the Operating Procedures.



There should be biographies of who our Board Members are and who is running for the Board. There should be something in the Operating Procedures that requires Board Member biographies to be available to the public and posted on the NCPG website.

~Jana Hartwell motioned to amend the motion so all candidates' biographies be available to the public before the election. ~Jana Hartwell's amendment to the motion was not accepted Kevin Sullivan.

Comments included: An election sub-committee will be formed tonight and the Sub-committee can start a policy of collecting Board Members' biographies and biographies do not need to be part of the formal operating procedures.

Can the Board share contact information so the Board can reach out to each other easily?

Who does someone report a BOD member's unprofessional conduct to? What happens then? How will the reporting person be assured that the conduct has been addressed appropriately?

Comments include: The current operating procedures, section 8.5, has a procedure for addressing Board Member conduct.

Jana Hartwell asked; Which Robert's Rules of Order are we following?

Comments included: The Board follows the most recent version of Robert's Rules of Order.

Jana Hartwell asked about the procedures of standing sub-committees vs. ad-hoc sub-committees.

Comments included: The formation and guidelines of the standing subcommittees and ad-hoc sub-committees are stated in the operating procedures.

Jana Hartwell asked; Can community members that are part of sub-committees, vote at sub-committee meetings?

Comments included: Community members assigned to a sub-committee by a majority of the Board will have voting privileges as stated in the new Operating Procedures.

Jana Hartwell asked; How is a quorum determined at sub-committees?

Comments included: Community members are able to take a position and present it to the Board and the City and the position will be taken seriously by the Board. How votes are taken at Sub-committee meetings is managed at the subcommittee meetings.

Jana Hartwell asked; How can there be some sort of administrative continuity guide to help with the transition of new Board members?

Comments included: The Board could cooperate with Councilmember Campillo's office to establish some training for new Board members. This could be an informal effort to understand the roll of the City, its Community Planning Groups, and Planning Groups Board members. Can there be more clarity on what responsibilities each Board member has? These are good ideas, but follow under the purview of



guidelines, not operating procedures. The elections sub-committee can take on the issue of biographies and the sub-committee could bring forward issues that should be added to the Operating Procedures.

~ Jana Hartwell's motion to amend the motion so all candidates' biographies be available to the public before the election was not seconded.

~The original motion passed 9-1-0.

Action 3

~Kevin Sullivan motioned to rescind the Planning Group Sub-committee guidelines established 21st of May, 2012. Kyle Walker modified the motion as pending approval by the City of the NCPG's new Operating Procedures. The modification was accepted by Kevin Sullivan. The motion as modified was seconded by Tamar Caspi.

Comments included: The guidelines are incorporated into the new operating procedures so the guidelines are no longer needed.

~The motion passed 9-0-1

- Consideration of a response to the proposed 2025 Land Development Code update and formation of a subcommittee to present options to the NCPG Board – Kevin Sullivan stated that a response from NCPG, on the topic of the Land Development Code, to the CPC can be done if we form a sub-committee and communicate to the CPC our thoughts or Board Members can relay their thoughts to Kevin Sullivan and he can share them with the CPC's Sub-committee on Land Development Code.

Comments included: The CPC took a position of SB 79 without giving Community Planning Groups the opportunity to discuss the issue and share their thoughts with the CPC. The sub-committee can help get more community input.

~Elizabeth Grell motioned to form a standing sub-committee to review the proposed 2025 land development code updates and offer recommendations to the CPC and the NCPG. Elizabeth Grell, Pamela Cotta, and Kevin Sullivan volunteered to serve as members of the sub-committee. The motion was seconded by Kevin Sullivan.

~The motion passed unanimously.

- Consideration of the formation of an Election Sub-committee to prepare for March 2026 elections to the NCPG Board. - An election sub-committee needs to be formed to prepare and make arrangements for the next elections.

~Jana Hartwell motioned to form the ad-hoc Election sub-committee. Kyle Walker seconded the motion. Jana Hartwell, Tamar Caspi, Kyle Walker, and Danny Fitzgerald agreed to be on the sub-committee.

~The motion passed 10-0-0

Discussion Items:

-Update on Cerro House by Pamela Cotta – Pamela Cotta, Nate Stein, and Elizabeth Grell met with Kevin Wu, the developer of the old Cerro House project, and had a constructive conversation. The previous



permit expired to build Cerro House. There will be a new design that will have smaller units with commercial space on the first floor with setbacks and no underground parking. Completion of the project is three to five years away. The project will be under the “Complete Communities” guidelines.

Comments include: The building is still planned as a six-story building with a similar number of units as the original design. How can this development be built under the “Complete Communities” guidelines when the bus stop that was planned for the intersection is no longer planned? The height of the building is not appropriate for the neighborhood. Does the community want to hear a presentation from the developer?

Adjournment at 8:44 pm by John Hoy.

Our next meeting will be on **Thursday**, November 13, 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.

Meeting Calendar for 2026: The Second Thursday of each month excluding August and December. January 08, February 12, March 12, April 09, May 14, June 11, July 09, August – no meeting scheduled unless the need arises, September 10, October 08, November 12, December - no meeting scheduled unless the need arises.