

Navajo Community Planning Group (NCPG)

Allied Gardens • Grantville • Del Cerro • San Carlos

Navajo Community Planning Group (NCPG) Minutes

November 13, 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: November 13, 2025 at 6:34 p.m.

By Chairperson John Hoy 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)

John Hoy (Del Cerro)

Nate Stein (Del Cerro)

Nicholas Stoneking (Grantville) excused

Kyle Walker (Grantville)

VACANT (Grantville)

VACANT (Grantville)

Tamar Caspi (San Carlos)

Danny Fitzgerald (San Carlos) excused

VACANT (San Carlos)

VACANT (San Carlos)

0_ -Absent

2_ -Excused

10 in attendance of 12 members, Quorum achieved

Approval of November 13, 2025 Agenda: ~Motion to approve the agenda by Brian Woodhouse and seconded by Tamar Caspi. Motion passed unanimously.

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

Public Comment on non-agenda items: A trash truck in Del Cerro is making noise at 4:58 am. Comments include that the trash truck may be servicing the Windmill Farms property and the property owner should be contacted for any complaints.

Board Comment on non-agenda items: No comments were made.

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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 Mesa Library at 9:30 am. The City of San Diego has voted to approve a water rate increase. A rain event is coming so use the Get-It-Done app to get information to the City about potholes that are made, and forward a copy of the request to Anthony Hacket. Recently, a tragic accident occurred on Jackson Drive where a student lost his life while walking to school. A stop sign has already been added to this site and modifications to the road are planned to improve road safety. The Councilmember is asking the City to study all traffic zones near schools to improve safety. A traffic service request can be made on the City's website.

Comments included: The traffic engineers should be more available to the public so the public can provide more input and the engineers communicate to the public the reasons behind their decisions. Councilmember's Campillo's office will reach out to City traffic engineers to attend a future NCPG meeting. There are many more dangerous traffic zone areas needing to be fixed to prevent any more tragedies. Studies have already been done that the City can use to take immediate action; the City does not need to do another study.

Can the City save money by improving the operations of the Water Department? Will the City reduce water rates in the future? The City's water system is an aging system and the cost of maintaining it is increasing.

New trash can delivery has been rolling out since October. When you are notified, put out your trashcan in the normal manner and the new can will be left in the same spot your can was placed.

- **County Supervisor Joel Anderson's report by representative** – There is a Legislative Holiday Open House for citizens to attend on Monday, December 01 from 6:00 – 8:00 PM at the Lakeside Rodeo. There are two grant options that support neighborhood enhancement. Submit your application as soon as possible.

- **City of San Diego Mayor Todd Gloria's report by Corral Taylor** – The automated license plate readers are being continued. There is a hybrid meeting where citizens can have their voice heard. Trash cans will be exchanged as the process rolls out. There is ongoing audit being done to check on the proper usage of the green waste cans.

Directors' Reports:

- **The City's Community Planning Committee (CPC) report by Kevin Sullivan** – At October's CPC meeting, the committee met as scheduled. No major issues are reported.

- **Treasurer's Report by Kevin Sullivan, Treasurer** – The budget the City has given the NCPG has a little over \$300.00 available for the Board to use.

Presentations:

- **Alvarado Canyon Road Realignment Project Presentation by City of San Diego Engineering & Capital Projects Department** – Presented by Chun Yu Chan from the City's Engineering & Capital Projects Department, Storm Water & Transportation Project Delivery

The presenting team included members from various specialties. The key project objectives are to relieve vehicle congestion, alleviate flooding, and improve pedestrian and bicycle access to the Grantville Trolley Station.

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Different design options were explored in the Spring of 2023 and there was a screening process to consider the options. Alternative 1 was seen to be the best option. From Alternative 1, there are three current options: 1A, 1B, and not to build. The City is going forward with option 1B.

The price of the project is estimated at \$64.3 million and cost estimates have increased over 60% since the last estimate. Full funding is still being sought for the entire \$64.3 million dollar project. It is currently funded for the present phase only.

An Environmental Impact Report (EIR) is required before construction can happen. The original plan's EIR has already been cleared and there is a new EIR to study the changes made to the original plan. The City has made an addendum to the EIR and it is viewable at the City's CEQA website.

Comments included: What financial revenue will be gained from this very expensive project? The project is designed to improve the area. A cost benefit analysis needs to be done so the cost of the project can be justified.

Will this project include a clean-out of the culvert next to the highway and Alvarado road? No, it will not.

Keep the pedestrian and bikeways so more people can choose not to use their cars, thus making less traffic for those that are driving.

From the original plan, the channel improvements have been added but the pedestrian bridge idea has not been added to the project.

There is no separate funding analysis that separates the cost of bike lanes.

Is there a way for the road and the culvert to be separated into two projects so one project doesn't slow down the other? No the project cannot be separated into two projects.

The City has done many studies on this project for many years.

The City should use this money to improve the current roads. This project should lessen some of the traffic in the area due to the increase in vehicle capacity.

-Update on Cerro House Property by Kevin Woo and Jacob Ventures, developer – Development, design, and build are all done by this team. Homes are designed to be middle income residences. The design is planned to fit with the neighborhood and the City. Outreach has been done with the Community and the City to guide the plan. This site is a good place to build because it is where the City wants more housing. The plan that has been chosen is the plan that has the best financing available to fund the build.

The new design has more units but smaller units so there will be less total population. Per community feedback, the first floor retail area has been expanded. Traffic and parking is an important concern so there will be more parking spaces available and the parking is not automatically included in leases so residents can choose to have a parking space as their needs require. The design is done to limit effect on neighbors. The site will be locally managed.

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Comments included: What are the alternatives that can be built on the property? Building an apartment building is not necessary.

Adding an apartment building will have an impact on the local schools that are already full of students.

The sight was purchased and the developer has worked out a financial plan that works the best.

If this building is built, then it will encourage more building in the area.

Parking is not a requirement and may not address the needs of the community.

There will not be a fire access lane in the back of the building.

What physical impact will the construction have on the neighboring structures? None.

The plan is under the “Complete Communities” housing plan.

When will the plans be available?

The driveway to access the parking spots will be on the side street.

Has there been a transportation design plan for the community?

A site permit has not been attained.

Will there be infrastructure upgrades in the area?

There will increase foot traffic and the corner of College Ave and Del Cerro Blvd and there is no current plan to make the intersection safer for pedestrians.

Action Items:

- Montgomery Field Program Environmental Impact Report -

Tabled until the December 11, 2025 Board Meeting

- Request to Councilmember Campillo In Response to Recent Tragic Accident on Jackson Drive -

Tabled until the December 11, 2025 Board Meeting

- Formation of Community Engagement Subcommittee

Tabled until the December 11, 2025 Board Meeting



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Subcommittee Reports:

No reports given due to the lack of time available.

Community Group Reports:

No reports given due to the lack of time available.

~Motion to hold a Board meeting on December 11, 2025 made by Jana Hartwell, seconded by Elizabeth Grell.

Motion passes unanimously.

Adjournment at 8:55 pm by John Hoy.

Our next meeting will be on **Thursday**, December 11, 2025 at 6:00 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 was scheduled, September 11th, October 9th, November 13th, December 11th (The calendar originally had no meeting scheduled for December. A December meeting was added at the November Board meeting.)

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.