

Navajo Community Planning Group (NCPG)

Allied Gardens • Grantville • Del Cerro • San Carlos

Navajo Community Planning Group (NCPG) Minutes

December 11, 2025 - 6:00 p.m.

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

Call to Order: December 11, 2025 at 6:04 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)

Kyle Walker (Grantville)

VACANT (Grantville)

VACANT (Grantville)

Tamar Caspi (San Carlos)

Danny Fitzgerald (San Carlos) excused

VACANT (San Carlos)

VACANT (San Carlos)

1 -Absent

1 -Excused

10 in attendance of 12 members, Quorum achieved

Approval of December 11, 2025 Agenda: ~Motion to approve the agenda by Brian Woodhouse and seconded by Pamela Cotta. Motion passed unanimously.

Approval of November 13, 2025 Minutes: ~Motion to approve the minutes by Kevin Sullivan and seconded by Elizabeth Grell. Motion passed unanimously.

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

Board Comment on non-agenda items: Pamela Cotta spoke about her meeting with Councilmember Campillo, Anthony Hacket, and Nate Stein regarding the development of the property formerly known as "Cerro House." The proposed development is viewed as too large for the community and it will strain community resources. The development project is being permitted under the Complete Communities Program, so it does not need approval from the City Council. There needs to be a way for the community to have a voice in these matters.

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Comments included: The Complete Communities Program was approved by the City in a past administration. The Councilmember does not have a vote on developments brought forward as a Complete Communities development. Who in the City determines what area of the City has been designated as a “Complete Community”? The Mayor’s office may be the office that makes decisions based on Complete Communities. Cory Funk from the City Planning Department is the City Planning Department’s staff representative for the Navajo Community.

Kevin Sullivan spoke about the importance of following the agenda and asked Board members to review the Clairmont neighborhood’s and College Area’s Community Plans. These new plans reflect the latest changes in State laws and the new “mobility plans.” The Navajo Community Plan may be able to use this information in a future update.

Brian Woodhouse spoke about the need for safe infrastructure for citizens that choose to ride their bicycles in the City. In Allied Gardens, it is very common to see people riding their bicycles. Also, at schools, students and parents can be seen using bicycles to go to and from school.

Elected Officials’ Reports:

- **City Council Member Raul Campillo’s report by representative Anthony Hacket** – Councilmember Campillo is planning a Town Hall meeting series during the end of January through early February; dates and times are still to be determined. At a recent vote, the City voted to keep using the license plate reader program. Councilmember Campillo voted yes to continue the program because of the increase in safety it provides.

Comments included: When will the new trash bins and recycling bins be delivered? It is understood that there are two separate teams organizing the drop off and pick up of the new and old bins. The exchange of bins is being done in phases. The new trash cans have a scan code to ensure the can is being used by the correct address.

Who watches over the development under construction at the corner of Vandever Ave and Mission Gorge Drive? Code enforcement can be contacted to answer questions about construction within the city. The development is using modular construction, a well-established building method that allows the building to be constructed more quickly.

Directors’ Reports:

- **Chairperson’s report by John Hoy** – The State signed a new piece of legislation, SB 707, effecting community planning groups and how they operate remote and hybrid meetings. We are waiting to hear from the City on how this legislation will affect our planning group.

- **City’s Community Planning Committee (CPC) report by Kevin Sullivan** – The CPC 2025 Land Development Code subcommittee is meeting on December 12 and twice in January.

- **Treasurer’s Report by Kevin Sullivan, Treasurer** – The budget the City has given the NCPG still has \$335.10 available for reimbursements.

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Action Items:

1) Land Development Code Subcommittee's request for Board approval to submit the finalized letter to the Community Planning Council as the official position of the Navajo Community Planners Group –

~Elizabeth Grell motioned to accept the Land Development Code Subcommittee's position letter and that the letter be sent to the CPC Board; motion seconded by Pamela Cotta.

The Navajo Planning Group Land Development Code Subcommittee has completed its review of the City's proposed 2025 Land Development Code. The subcommittee finds there are eleven Code updates that do not align with the Navajo Community Plan, do not allow for community involvement, and do not support the needs and infrastructure of the Navajo community. Specific disagreements are found with amendments 3, 5, 38, 40, 41, 47, 49, 89, 90, 94, and 96.

Comments included: Amendment 91 affects the Cerro House property and the fire safety access required. Consider readdressing amendment 91. This letter is intended to be sent to the Community Planning Committee (CPC). Amendment 91 can be brought up at the CPC Land Development Code Subcommittee.

Tamar Caspi commented that the Sub-committee did an excellent job producing the letter.

Brian Woodhouse spoke about the need for more targeted growth in our neighborhoods and that the City should be developing homes in transit corridors. Also, single family homes should not be required to add a parking spot when adding a bedroom because by doing so, homes that do not have space for additional parking will not be able to add a bedroom to support a growing family

~Brian Woodhouse motioned to strike comments on amendments 3 and 47. Motion seconded by Kyle Walker.

Comments included: The areas affected concerning amendments 3 and 47 are in areas that already have too much development. There was some opposition to this viewpoint and the general discussion about the importance of adding more parking spaces whenever additional structures are built.

~Amendment to modify the position letter did not pass 3-7-0

John Hoy spoke about the many amendments to the Land Development Code and his viewpoint that these are the main ones that affect our community.

~Motion to approve the letter as it is written and present the letter to the CPC passed 9-1-0.

2) Request by the Election Subcommittee to approve election material for Board elections in March of 2026 - Request for Board to approve the 2026 "Call for Candidates" and "Director Application".

Each candidate's answers to candidate questions will be made public on the NCPG website and during February's "Candidate Forum." Personal information will not be made public. Voting will be done in person and photo ID will be required. No absentee ballots will be allowed.

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~Motion to amend the “Director Application” to change the name from “Navajo Community Planning Group” to “Navajo Community Planners Group” and to change the “Date of meetings attended within the last year” to “Have you attended any NCPG meetings within the past year? If so, how many? (Not Required)” by Tamar Caspi and seconded by Elizabeth Grell.

~Motion to accept election material as revised by Jana Hartwell, seconded by Brian Woodhouse.

~Motion passed unanimously.

3) Request to form a Subcommittee to focus on the Montgomery-Gibbs Airport Master Plan - The subcommittee will be charged with developing a NCPG position statement on proposed Montgomery-Gibbs Executive Airport Master Plan projects and its Program Environmental Impact Report.

~Kevin Sullivan motioned to present an explanation of his findings related to the Montgomery-Gibbs Airport Master Plan and its Program Environmental Impact Report (PEIR). Motion seconded by Kyle Walker.

Comments included: The Montgomery-Gibbs Airport’s PEIR affects our communities and has many mistakes. The PEIR excludes community planning areas and ignores community impact. The analysis of projections is unquantified. Runway extensions are contrary with the City Council’s 1992 Council resolutions.

~Kevin Sullivan motioned to form a two- or three-person ad-hoc subcommittee to develop a Navajo Community Planning Group position statement on the proposed Montgomery-Gibbs Executive Airport Master Plan projects and deliver recommendations to the Board. The ad-hoc subcommittee will be disbanded in March of 2026. Motion seconded by Elizabeth Grell.

Comments included: Brian Woodhouse recognizes the tremendous amount of work done by Kevin Sullivan to bring the issues related to the Montgomery-Gibbs Airport to the Board. John Hoy commented how the airport’s wish to expand flights over areas where the City is trying to develop homes is a mistake.

~Motion to form a Subcommittee to focus on the Montgomery-Gibbs Airport Master Plan passed unanimously.

Kevin Sullivan will be the Chairperson with Nate Stein and Elizabeth Grell serving as members of the subcommittee.

4) Request to have a Position Statement be sent to Councilmember Campillo in Response to the Recent Tragic Accident on Jackson Drive

~Kyle Walker motioned to send a position statement to Councilmember Campillo in response to the recent deadly accident on Jackson Drive. Motion seconded by Tamar Caspi.

Comments included: Immediate traffic calming and safety actions are needed on major corridors in the Navajo Community. The City should make immediate, low-cost changes to improve pedestrian safety. There needs to be more clearly marked pedestrian crossings. Safe School has grant money for stop signs. Traffic studies are outdated. Traffic engineers are City employees. The Transportation Department may be able to help.

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~Elizabeth Grell motioned to amend the letter to include, “In addition, we ask the City traffic planners to attend an upcoming NCPG meeting to provide transparency, share data, and coordinate with community groups.” Brian Woodhouse seconded the amendment.

~Motion to adopt the letter as amended passed unanimously.

5) Proposal to form a Community Engagement Subcommittee - Consider formation of a “Community Engagement Subcommittee” to a) manage Board communication to the community, b) create social media accounts to promote community attendance, c) invite community members with expertise to speak about land use issues under consideration by the City Council, and to d) complement the election subcommittee’s upcoming efforts to encourage application by engaged and knowledgeable candidates.

~Motion to form a Community Engagement Subcommittee made by Kyle Walker, seconded by Kevin Sullivan.

Comments included: Agreement that the Board should use more social media to communicate with the community.

~Motion passed unanimously.

6) Request for Approval to Purchase Supplemental Equipment for Online Meetings - Proposal for NCPG to purchase microphones and camera to improve online access to Board meetings for Board members and the community to reach the goal of having fully integrated hybrid meetings.

~Brian Woodhouse motions to use up to \$335.10 to purchase equipment to help make the Board Meetings available virtually. Motion is seconded by Elizabeth Grell.

Comments included: State laws regarding hybrid and virtual meetings are changing so getting the equipment the Board needs to host hybrid and virtual meetings will help the Board meet the State’s meeting requirements.

~Motion passed unanimously.

NCPG – Subcommittee Reports:

Mission Gorge Rock Quarry Subcommittee report by Kevin Sullivan - The Subcommittee completed its report on the quarry’s Conditional Use Permit and the report is posted on the Navajo Community Planners’ website. Acceptance of the report will be presented as an action item at the Board’s January 8th, 2026 meeting.

Comments included: Jana Hartwell mentioned that since this is a very long and sometimes technical document, board members may want to divide their review time up into several sessions of reading about 15 to 20 pages at a time. The subcommittee and a passionate group of community members worked extremely hard on this document (for over three years) and it deserves the board’s careful consideration.

Community Group Reports:

- Mission Trails Regional Park Advisory Board Report by Marilyn Reed – Planning and construction for the “Bridge for Max” bridge has been paused. Planned funding for the bridge has been pulled and the City is reaching out to the LeNail Family to learn more about why the funding was pulled.

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The water pipe that currently lies on Father Junipero Serra Trail has been raised to allow small animals to pass under it.

Comments include: The City is in disagreement with a trailer rental company regarding how much the City owes for renting a trailer. This disagreement has made current funds unavailable for use.

- Allied Gardens / Grantville Community Council Report by Kevin Sullivan – The joint use field that is planned for Foster Elementary School was approved by the local Parks and Recreation Board and will go in front of the City's Parks and Recreation Board for approval. The Allied Gardens / Grantville Community Council put out a Position Statement regarding the need for more feedback concerning the Montgomery-Gibbs Airport's plans. The Council plans to send out a Position Statement regarding the City's attempt to get State recognition as a ProHousing designation. The Council hosted a tree lighting ceremony with students from Foster Elementary School, Lewis Middle School, and Marvin Elementary School. Councilmember Campillo and many other community members were in attendance. On December 16, the Council, with the support of the local Optimist Club, will be hosting a holiday presentation at Lewis Middle School that includes performances by students from Lewis Middle School, Foster Elementary School, and Marvin Elementary School. Council members have participated in the City's ongoing Housing for All survey.

Adjournment at 8:44 pm by John Hoy.

Our next meeting will be on **Thursday**, January 08, 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 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.