



Draft MINUTES for the Joint Meeting of the
Tierrasanta Community Council and Planning Group

Wednesday, January 21, 2026• 6:00pm
Tierrasanta Recreation Center
11220 Clairemont Mesa Blvd.
San Diego, CA 92124
www.tierrasantacc.org

The Tierrasanta Community Council and Planning Group (TCC) meets generally in the following months: January, February, March, April, June, July, September, and October. Additional meetings may be called on an as needed basis. In order to be eligible for election to the Planning Group, a member must have attended a minimum of one meeting prior to being placed on the ballot and his/her attendance noted either via sign-in sheet or referenced in the minutes for a specific meeting.

Director Attendance:

1. A1: Ingrid Cornax	P	12. A4: Vince Cardoza	P
2. A1: John Adair	A	13. At Large: Jeremy Brown	P
3. A1: Michael Ferrell	A	14. At Large: James Hettinger	P
4. A2: Dawn Nielsen-Lostritto	A	15. A5: (vacant)	-
5. A2: Brandy Winterbottom	A	16. Commercial: Chris Shamoon	P
6. A2: (vacant)	-	17. Village at MV: (vacant)	-
7. A3: Robert Lang	P		
8. A3: Jennifer Cochrane-Schultz	P		
9. A3: Rebecca Schacher	P		
10. A4: Kelly Kolterman-Brown	A		
11. A4: Alex Brown	A		

Non-Voting Positions:

Canyon Hills HS: Quentin Brown A

6:05 pm Pledge of Allegiance; Eight members present and a quorum was determined. President Chris Shamoon conducted the meeting.

Convene a joint meeting of the Tierrasanta Community Council and Planning Group, a City of San Diego recognized planning group, and the Tierrasanta Community Council, a 501(c)4 community association.

President:	Chris Shamoon
Vice President:	Vince Cardoza
Treasurer:	Dawn Nielsen-Lostritto (absent)
Secretary:	Ingrid Cornax

Item A: Agenda Review/Requests for Continuance/Additions to the Agenda

None

Action Item 1: Approval of the Draft Minutes for the October 15, 2025 Joint Meeting of the Tierrasanta Community Council and Planning Group.

InfoAction Item 1: Approval of the Draft Minutes for the October 15, 2025 Joint Meeting of

the Tierrasanta Community Council and Planning Group. **Attachment: (1)**

Vince Cardoza moved to approve the minutes, and Rebecca Schacher seconded. Vote to approve was unanimous

Info Item 1: Updates by Government Representatives (limited to 2 minutes each)

- Fire Station 39 (Tierrasanta/Murphy Canyon): <http://www.sandiego.gov/fire>
- Police Department (Eastern Division): Community Service Officer Salvador Laureltorres: 858-495-7919; slaureltorre@pd.sandiego.gov .
- U.S. Congressman Sara Jacobs: 619-280-5353; Imani Drew; Imani.Drew@mail.house.gov
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- State Senator Akilah Weber MD: 619-688-6700; Moana Alo; Moana.Alo@sen.ca.gov
- Assembly District 78 Chris Ward: 619-280-7801; Michael Bravo; michael.bravo@asm.ca.gov
 - **Back to Session**
 - On Monday, January 5 Assemblymember Ward returned to Sacramento to begin this year's legislative session. The Assemblymember is excited to be back up in the capitol and already held a press conference Tuesday at the State Capitol to announce the introduction of AB 1542, new legislation to strengthen protections for sensitive personal data; continued efforts to advance AB 322, a two-year bill to ban the sale of geolocation data; and renewed momentum for AB 1337, a two-year bill currently pending in the Senate Judiciary Committee to modernize public-sector privacy protections.
 - You can find the press conference using this link: Assemblymember Ward Unveils 2026 Legislative Package to Strengthen Privacy Protections
 - **Legislative Package:** As mentioned above a few bills have already been introduced to protect consumer data and privacy, but our full package is yet to be finalized. As we get into February, we will be sure to announce our final bill package for the year.
 - Happy New Year: As always I want to wish the community council and Tierrasanta community a Happy New Year! If you have any questions or concerns regarding the state, please know you can always reach out to me!
- County Supervisor Joel Anderson: 619-531-5522; Michael Kulis; Michael.Kulis@sdcaounty.gov
- Mayor Todd Gloria: 619-952-0092; Korral Taylor; TaylorK@sandiego.gov
- City Councilmember Raul Campillo: Vic Vettiyil; 619-236-6749; vvettiyil@sandiego.gov
 - Town Halls at the end of February and beginning of March
 - Tierrasanta's townhall will be February 25th, 2026 at 6 pm in the rec center

CITYWIDE UPDATES

- **2026 TOWN HALLS**
 - Since taking office in 2020, Councilmember Campillo is proud to have hosted over 50 town halls and coffees across the District.
 - Normally, we host our annual town hall series at the end of January, but Councilmember Campillo is about to welcome a new child in the coming weeks, so

these will be pushed until the end of February and first week of March.

- If you are interested in attending the Tierrasanta Community Town Hall on Wednesday February 25, 2026, at the Tierrasanta Rec Center at 6PM, please let me know, and I will sign you up.
 - **NAVAJO:** Tuesday February 24, 2026 at the Mission Trails Regional Park Visitor Center at 6PM
 - **TIERRASANTA:** Wednesday February 25, 2026 at the Tierrasanta Recreation Center at 6PM
 - **LINDA VISTA:** Monday March 2, 2026 at the San Diego Bahá'í Faith-Center at 6PM
 - **SERRA MESA:** Tuesday March 3, 2026 at the Serra Mesa-Kearny Mesa Library at 6:30PM
- **5/5/5 DOWNTOWN PARKING PLAN**
 - Earlier this month, Councilmember Campillo announced that he is developing the 5/5/5 Plan, a proposal to restore balance to Downtown Special Event Parking while improving safety, access, and affordability during major events.
 - Last fall, changes to the parking code were used by the Mayor's team to establish a large special event parking zone around Petco Park.
 - Under the current policy, the special event zone expanded up to 17 blocks from the ballpark, increased hourly rates to \$10, and extended enforcement hours, making it more difficult for residents, workers, and visitors to access downtown during events.
 - The 5/5/5 Plan would reduce the event rate to \$5 per hour, limit enforcement to five hours, and narrow the special event zone to five blocks around Petco Park.
 - These targeted, data-informed changes are intended to maintain public safety while expanding access, supporting small businesses, and providing clearer, more predictable rules for the public.
 - Councilmember Campillo and our team are working with the City Attorney's Office to finalize the proposal and have requested that Council President LaCava schedule it for consideration by the Rules Committee as soon as possible.
- **CHAMBER OF COMMERCE MAILER**
 - Many of you may have gotten a mailer with Councilmember Campillo's face on it telling you to write us to oppose new taxes. This was sent out by the San Diego Regional Chamber of Commerce regarding the proposed "rental tax" by Councilmember Sean Elo-Rivera.
 - I want to be clear about where Councilmember Campillo stands: Councilmember Campillo absolutely opposes new taxes and fee increases that would make life more expensive for San Diego families, especially at a time when the cost of housing, groceries, gas, and everyday essentials is already too high.
 - The mailer references proposals currently moving through City Hall that would raise costs on San Diegans, including a proposed new tax on tourism and vacation rental homes.
 - While the City continues searching for new revenue, Councilmember Campillo believes we must start with transparency, and accountability before asking residents and small businesses to pay more.
 - That is why Councilmember Campillo was proud to be the only "No" vote against

- *advancing additional taxes and fees that would push the cost of living even higher.*
- *Councilmember Campillo will continue fighting to keep San Diego affordable and to focus the City on results that residents can feel, including safer streets, better infrastructure, and responsible budgeting.*
- *If you have questions, please let me know.*
- **BALBOA PARK PARKING**
 - *Councilmember Campillo voted against the fees for parking at Balboa Park, and agrees with the Councilmember for District 3 that the rates must be repealed.*
 - *However, at the current times, all visitors must continue to pay for parking at the park.*
 - *City residents will pay \$8 a day to park in the most convenient lots, but will also get the option of paying only \$5 if they park there for less than four hours*
 - *People living outside the city will pay \$16 a day to park in lots closest to the park's center and \$10 a day to park in lots a bit farther out.*
- **TIERRASANTA:**
 - **SD RIVER CONSERVANCY WILDFIRE:**
 - *Today at the San Diego River Conservancy Meeting the San Diego River Watershed – Canyon Wildfire Resilience Project was approved in conjunction with San Diego Canyonlands and SD Open Space for a 59.5-acre fuel treatment project in Zone 2 of the Shepherd and Rueda Canyons brush management zones.*
 - *The teams will perform work to create defensible space around homes and buildings to reduce wildfire impacts and protect life and property.*
 - *Conservancy approved utilizing \$649,875 with funding from Proposition 4.*

GENERAL CASE WORK:

- *Our office is continuing to address questions and issues related to streetlights, code enforcement issues of ADUs, and time for encampment clean-ups to just mention a few.*
- *If any issues come up, please feel free to reach out to our office at RaulCampillo@sandiego.gov or give us a call at 619-236-6677.*
- *Canyon Hills High School Principal Dr. Erica Renfree; 858-496-8342; erenfree@sandi.net; Student Representative: Quentin Brown*
- *Board of Education: Board Member Shana Hazan; shazan@sandi.net*
- *City Attorney's Office: Ann Marie Council; 619-533-6205; ACouncil@sandiego.gov*
- *MCAS Miramar: Kristin Camper; 858-577-6603; kristin.camper@usmc.mil*
- *City Planning Department: Lesley Henegar; (619) 235-5208; LHenegar@sandiego.gov*
- *Tierrasanta Library: Jeremy Davies; 858-573-1385; JLDavies@sandiego.gov; 4985 La Cuenta Blvd*

Info Item 2: Non-Agenda Public Comment. *Any member of the public may address a community issue not elsewhere on this agenda. Each speaker may take up to 2 minutes;*

speakers may be limited to less time if several speakers have filed speaker slips to speak on the same issue. The TCC is prohibited by The Brown Act from acting on or voting on any issue that is not already on the agenda unless it is deemed by the Council to be an urgent issue. Issues raised during Non-Agenda Public Comment may be referred to an appropriate Tierrasanta Community Council committee.

Bob Lang: none of the TCC Meetings and committees are not on the calendar

Kathy Ober and Michele Lorenzo: Have there been community dumpsters and chippers that can allow private folks to clear brush and drop off debris. This will be discussed further in the Open Space Committee

Ingrid Cornax asked about the Interest in World Cup public viewing in Tierrasanta this summer. General interest was expressed.

Ed Langmaid: Zone Zero to prevent spread of fire and information sheet. Encourages everyone to do some work around their house.

Action Item 2: Appoint qualified candidates to fill the vacant positions.

Info Item 3: Introduction to Wildfire Zone Zero; Ed Langmaid (ed.langmaid@gmail.com), Mark Warfield (mark.warfield1@icloud.com), and Michele Lorenzo (milorenzo1985@gmail.com)

Covered during public comment

Info Item 4: Description and explanation of Residential project PRJ-1145899 on La Cuenta Dr, Tierrasanta; Kevin Muschter; kevin.muschter@gmail.com

Kevin Muschter owns the open parcel of land on the southern point of La Cuenta. He was here to address questions and concerns. He will be building a single family home. Three-story dwelling unit of 2800 sq ft (including two single car garages and an ADU). Only two stories facing the street, same height as the other homes (the third level is below grade on the hill and that is what will be the ADU). He is currently in the first review rounds with the City of San Diego. There may be some minor changes but the scope will not change, if it does, it will decrease. His plan meets all the Tierrasanta community plan requirements and urban planning. Style is similar to the other homes in the neighborhood. Build will occur within the footprint and the footprint is limited.

Comments and questions:

- *Chris Shamoan: 2300 sq ft of liveable space which is on par with the other properties in the neighborhood.*
 - *Answer: Correct*
- *Jennifer Cochrane-Schultz: The lot next to the property is protected space. How are you planning to stage the construction? And follow-up: Are the drawings accurate or be updated based on the slope? How will you get the graders in there?*
 - *Answer: The staging will be done to limit impact on the community and the drawing is based on a professional survey. Not using the open space.*
- *Jim Hettinger: When did you submit to the City? And did they already tell you what*

other studies you will need to do? Special studies: drainage studies, geotechnical report, and water quality report? How will you move 100 yards of dirt? When will you get approval?

- *Answer: September 2025. Plans are submitted to the portal, including the list of required documents. Then there is an initial intake. Once all documents are present, a city project manager will be assigned and a ton of disciplines will all need to provide comments. He is in the initial review and will need to provide additional surveying and other documents. Drainage and geotechnical reports have been submitted. The dirt will be used to fill under the garage and the retaining wall. Hopefully, the middle of this year?*
- *Robert Patton: Thank you for clarifying the size and height. Will the road be able to support the equipment for the project? Since you are so close to the south edge, will you rely on the open space division for brush clearing.*
 - *Answer: Difficult to assess, but that will be the responsibility of the contractor. Please trust the City, this is a highly regulated process. He wants to be a member of the neighborhood. There is a fire review.*
- *Steve Muckle: What is the history of this lot? Why was it not built out?*
 - *The lot has been in existence since 1977 but was not developed. Everyone assumed that it was part of the open space.*
- *Neighbor (no name): How will you maintain your defensible space?*
 - *Defensible space starts at the back of the defensible property. Zone 1 and zone 2 will be maintained as legally required and a fire and environmental plan will be submitted.*
- *Cassie Irwin: What are your plans for occupancy and the ADU?*
 - *I will live in the house and the ADU would be for family visits and maybe for long term rental.*

Action Item 3: Approval of Barbados wall maintenance communication to the city. Jim Hettinger; jim.hettin@gmail.com. Attachment: (2) & (3)

- *Wrote a letter to the City San Diego to make the city attorney and mayor aware of the safety and liability risk and that it should be replaced.*
- *Bob Lang: What if the City decides to remove the wall? We are okay with that.*
- *Jeremy Brown: What documented evidence do you have of previous safety issues? Could we add references or change the wording? And maybe, could we change the wording to make it clear that the wall is not compliant with current building standards. Yes.*
- *Ed Langmaid: Are there good spots in this wall? Some twenty foot segments look okay but many other adjacent segments are really bad. People are using it as a retaining wall, and people should not be doing that.*
- *Take photos with date and time.*
- *Committee: Michael, Jeremy, Jennifer, Dawn, and Jim will do final revisions.*
- *Ingrid Cornax: motioned to approve sending the letter to the mayor and city attorney once the recommended revisions have been made and the review committee (Michael Ferrell, Jeremy Brown, Dawn Nielsen-Lostritto, and Jim Hettinger) have approved the final version.*
- *Jennifer Cochrane-Schultz: seconded*
- *Motion carried unanimously*

Action Item 4: MAD budget approval; Jennifer Cochrane-Schultz;

jen.schultz702@gmail.com Attachment: (4) & (5)

- *There will be some turf removal from "non-functional" medians to be compliant with state requirements to shut-off water to turf medians on January 1st, 2027.*
- *Chris Shamoon: motion to approve the budget*
- *Ingrid Cornax: second*
- *Motion carried unanimously*

Action Item 5: Reinstatement of November TCC Meetings; Bob Lang;
langteam@aol.com

Bob Lang moved to reinstate the November meeting.

Vince Cardoza seconded.

Discussion: worst-case, we can always cancel.

Motion passed unanimously

Action Item 6: Annual update to the TCC [Visions And Goals Catalogue](#); Bob Lang;
langteam@aol.com; Attachment: (6)

Dawn Nielsen-Lostritto: Revise the format of the catalog to allow for easier reading.

Jeremy Brown: Is there anything about increasing the housing density? There is an item about in-fill housing.

Jennifer Cochrane-Schultz and Chris Shamoon: please add improve the parking lot field

Bob Lang moved to approve the catalog

Chris Shamoon: seconded

Motion passed unanimously.

Action Item 7: Request for recommendation of CUP permit for Dish Network on Tierrasanta Rec Center; Maverick Becker; 858-394-6672;
Maverick.Becker@stantec.com

Info Item 5: Reports from Committee and Community Liaisons

- *Tierrasanta Community Development Committee: **Wayne Holtan**, Bill Reschke, John Hopper, Mary Saxton, John Adair, Rich Thesing*
- *Elections: **Hani Shatila**, Chris Shamoon, Dawn Nielsen-Lostritto, Michael Ferrell*
 - *The following positions will be up for elections in 2026:*
 - *Area 1 John Adair*
 - *Area 1 Michael Ferrell*
 - *Area 2 Dawn Nielsen*
 - *Area 3 Rebecca Schacher*
 - *Area 4 Alex Brown*
 - *Area 4 Vince Cardoza*

- Area 5 Jeremy Brown
 - Commercial Director: Chris Shamoon
- Currently 3 positions open:
 - Area 3 1 position
 - Area 5 1 position
 - The Village at Mission Valley 1 position
- *Annual Recognition: **Chris Shamoon**, Dawn Nielsen-Lostritto: No update*
- *Bylaws Committee: **Dawn Nielsen-Lostritto**, Mary Saxton: No update*
- *Communications Committee: **Bob Lang**, Dawn Nielsen, Kelly Kolterman-Brown, Jennifer Cochrane-Schultz*
 - *Dawn and Bob are trying to get the TCC meetings onto the community calendar on the Tierrasanta biweekly website.*
 - *Jennifer is in contact with a company to get a proposal for fixing lighting on the monuments and for installing a modest electronic sign*
- *Concerts in the Park Committee: **Chris Shamoon**, Dawn Nielsen-Lostritto, John Sperrazo, Rebecca Schacher - Budgeting will be tighter this year*
- *Vision & Goals Committee: **Bob Lang**, Dawn Nielsen-Lostritto, Ingrid Cornax*
 - *Catalog approved as action item*
- *Community Planners Committee: **Chris Shamoon**, Ingrid Cornax - Opinions being requested about the land development code updates*
- *Miramar Community Leaders Forum: **Don Chick** - No update*
- *Tierrasanta Recreation Council Liaison: **Rich Thesing***
 - *Needs some sort of representation*
- *Mission Trails Regional Park Liaison: **Rich Thesing**, Dawn Nielsen-Lostritto, Ingrid Cornax*
 - *Jennifer volunteers to take over next year*
- *San Diego River Coalition: **Rich Thesing**, Dawn Nielsen-Lostritto, Ingrid Cornax*
 - *Jennifer volunteers to take over next year*
- *Rock Quarry Conditional Use Permit: **Rich Thesing***
 - *Needs a representative*
- *Open Space Committee: **Jennifer Schultz**, Bob Lang, Dawn Nielsen-Lostritto, Rich Thesing*

Adjournment:

Motion to adjourn by Bob Lang moved, Rebecca seconded, meeting adjourned at 7:46 pm.

The next regular meeting will be 6:00 pm Wednesday, February 18, 2026.

Attachments can be found with the January 2026 Agenda on TCC website.

<https://www.tierrasantacc.org/2025-tcc-agendas-and-minutes>

Attendees:

Michelle Lorenzo
 Kathy Ober
 Jamar Montgomery
 Bruce Bowers
 Stan Duffield
 A. B. DiLucente
 Kevin Muschter
 Mary Nguyen
 Ed Langmaid