

# NAVAJO COMMUNITY PLANNING GROUP

Allied Gardens-Del Cerro-Grantville-San Carlos

## MINUTES

Thursday, May 14, 2026 at 6:30 p.m.

FLOOD CHURCH COMMUNITY ROOM  
4772 ALVARADO CANYON ROAD, SAN DIEGO, CA, 92120

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**Chair's Call to Order:** The Chair called this meeting to order at 6:32 p.m.

### Secretary's Roll Call of Board Members (Jana Hartwell)

NAME	COMMUNITY	ATTENDANCE
Jana Hartwell	Allied Gardens	Present
Marilyn Reed	Allied Gardens	Present
Kevin Sullivan	Allied Gardens	Present
Brian Woodhouse	Allied Gardens	Present
Pamela Cotta	Del Cerro	Present
Elizabeth Grell	Del Cerro	Present
John Hoy	Del Cerro	Present
Nate Stein	Del Cerro	Present

NAME	COMMUNITY	ATTENDANCE
Nicholas Stoneking	Grantville	Absent
Kyle Walker	Grantville	Present
VACANT	Grantville	X
VACANT	Grantville	X
Tamar Caspi	San Carlos	Present - Virtually
Kevin Parker	San Carlos	Present
VACANT	San Carlos	X
VACANT	San Carlos	X

**Modifications to the Agenda:** There were no modifications. ~Brian Woodhouse motioned to approve the agenda. ~Kyle Walker seconded. ~The board approved unanimously.

**Minutes:** ~Pamela Cotta motioned to approve the April 9, 2026 meeting minutes. ~Marilyn Reed seconded. ~The board approved unanimously.

**Public Comment on Non-Agenda Items (3 minutes each)** There were none.

### Board Comment on Non-Agenda Items (3 minutes each)

- Jana Hartwell stated that several of our community members have offered to lend the NCPG their premium Zoom account for June's board meeting, so that all who wish to can virtually participate.
- Marilyn Reed voiced concern about Benjamin Library in Allied Gardens being closed on Mondays, along with two others, and no funds are being made available for renovations to San Carlos Library, although we've requested this since 1995. Why are we being put at the bottom of the list? The board discussed concerns about library funding and services, particularly regarding budget cuts that will result from Mondays being closed at the Benjamin Library. The San Carlos area continues to face service reductions despite previous efforts to redirect \$5 million from DIF funds for the Navajo area, which included funds for a new San Carlos Library. These funds were diverted by the City to be used for a drainage ditch. The discussion highlighted Grantville's status as an underserved community according to the 2023 Climate Equity Index and given the fact that so many affordable housing units have been built in the Grantville area. Marilyn stated concerns raised about the city's management of new developments and property taxes, stating, "It seems that we don't have any control over anything in regards to our area, no matter how much we question or ask."

### Elected Officials' Reports

**Councilmember, Raul Campillo/Anthony Hackett (Senior Community Representative):** The fiscal 2027 budget is being challenged. Key updates included concerns about 1) the Allied Gardens Dog Park maintenance, which has been addressed by the new rec center director, Jesse Ivy; 2) the removal of private dumpsters from Del Cerro Blvd. which were blocking public right-of-way; 3) traffic safety improvements at Lake Baden and Lake Alvin intersection, adding in an all-way, all-purpose stop sign, along with some crosswalks; and 4) Code Enforcement issuing a citation for dust-producing equipment being used in a lot not zoned for heavy equipment. There was discussion about the City's fiscal situation, including elimination of 47-48 middle management positions and the

impact on library and park projects. Also discussed was building subsidy policies and affordable housing initiatives, where concerns were raised about the lack of single-family home construction versus rental units.

## **Directors' Reports**

Chair/CPC Representative: The Chair asked for Directors' reports. Kevin Sullivan reported that the citywide Community Planning Committee (CPC) will hold elections next month. They also voted to approve the City's implementation plan of SB79 that was forwarded to the Planning Commission.

Vice Chair Report: None.

Treasurer/DIF Report: The treasurer having only \$16.10 of their \$500 annual city allotment, which is insufficient to renew their Zoom license, though they decided to wait until the end of June to renew at a higher cost of \$169.90 annually. Tamar suggested exploring Google Meet as a free alternative to Zoom, which John Hoy agreed to investigate.

Secretary Report: Jana Hartwell introduced herself as the new NCPG Secretary and thanked the prior term's Secretary, Brian Woodhouse for his mentoring and support. She reported that there is a quorum for tonight's meeting.

### **1) Discussion Item: Proposed Maintenance Assessment District in Del Cerro.**

The main presentation was delivered by Mark Allen from Friends of Del Cerro, who explained the proposed MAD initiative. The presenters, including Jackie O'Connor and Jay Wilson, covered financial updates and there was a discussion about a proposed Maintenance Assessment District (MAD) in Del Cerro. John explained how funds would be collected and used. He clarified that funds could only be spent on projects listed in the city engineer's approved report, with approximately \$750,000 available annually for community improvements, such as median improvements, tree planting and sidewalk work. The discussion addressed questions about assessment changes, with John explaining that the \$243 annual assessment could only increase by 2-4% annually based on cost-of-living adjustments and would require city council approval. The project is currently two-thirds of the way toward required signatures and would proceed to City Council for approval, with a potential property owner vote scheduled for 2028. The meeting also covered concerns about project implementation, including delays due to church construction plans, and addressed questions about the process for getting out of the MAD if needed. Tamar Caspi and other board members expressed strong opposition to the project, citing concerns about rising property costs and lack of oversight, while also noting this was not Friends of Del Cerro's first presentation to the community about this initiative. To join the MAD group go to the [enhancedelcerro.org](http://enhancedelcerro.org) website.

**1) Action Item: Authorize NCPG Chair to seek information about proposed development projects in the Navajo community.** The board discussed creating a forum for public comment on land use issues and Kevin requested more prepared questions for upcoming meetings with DSD. Kyle Walker prepared a template letter for the Chair to use and to be modified according to specific issues at hand. ~Motion made by Kevin Sullivan to "adopt this construct and approval for the Chair to seek information from the DSD about various topics using this template letter." ~Seconded by Jana Hartwell. ~The board unanimously approved.

**2) Action Item: Formally accept resignation of Ron Abbo.** ~Motion made by Kevin Parker to "accept Ron Abbo's resignation and authorize the Community Outreach Subcommittee to advertise the position." ~Seconded by Elizabeth Grell. ~The board unanimously approved.

**3) Action Item: Request from Allied Gardens-Grantville Community Council for support letters from the Navajo Community Planning Group to endorse positions regarding the implementation of AB79 and the 2026 Park and Recreation Needs Assessment.** Kevin Sullivan provided background and highlighted specific sections of the proposal that the group had conditional or no support for. The board noted concerns about transit stops and fire hazard severity zones in the Navajo area. ~Motion by Elizabeth Grell to support AGGCC's request. ~Seconded by Kevin Parker. ~The board unanimously approved.

**4) Action Item: Support for issues considered by the City of San Diego Climate Advisory Board and Mobility Board.** The board discussed sending a letter to the City supporting Allied Gardens and endorsing two infrastructure projects: 1) a high-visibility crosswalk at Mission Gorge and Mission Gorge Place, and 2) sewer

and water main upgrades in the Grantville Adobe Falls area. ~Motion by Kevin Sullivan to support the request by AGCCC to endorse these two projects by sending our own letter from the NCPG." ~Seconded by Marilyn Reed. ~The board unanimously approved.

**5) Action Item: Consider authorization, for one year, a Capital Improvement Projects-Development Impact Fees ("CIP-DIF") subcommittee.** ~Motion by Kevin Sullivan to form a CIP-DIF subcommittee for one year. The purpose of the committee would be to: 1) Recommend Capital Improvement Projects (CIP) and prioritize Development Impact Fees (DIF) expenditures, with review and approval by the board; 2) Make annual recommendations to the board; 3) Monitor the progress of the NCPG's CIP recommendations." ~Motion Seconded by Elizabeth Grell. ~The board unanimously approved.

**6) Action Item: Consider authorization, for one year, a Mission Gorge Rock Quarry subcommittee ("Quarry").** Public commenter, Bea Riley, stated that residents reported experiencing increased impacts from the last several quarry blasts, threatening their safety. Additionally, the current CUP review with amendments will most likely be closed and a new review opened. The City's Project Manager is now saying that the CUP governing the quarry is the 1983 document, rather than the 1990 document that was not recorded. Alan Riley provided detailed information about blasting operations, emphasizing the complexity of controlled explosions and the need for proper monitoring using seismographs. He pointed out many aspects of blasting that can be modified, and when residents feel their safety is at issue, blasting practices should be reevaluated. Kevin Parker offered to share his contact info for the Calif. Dept. of Conservation and Division of Mine Reclamation. The conversation ended with discussion about reinstating a subcommittee to address these detailed issues, including public safety, air quality, excessive blasting vibrations and noise nuisances resulting from the rock quarry operations. John Hoy appointed Jana Hartwell as the chair of the Quarry subcommittee. Pamela Cotta and Kevin Parker accepted Jana's invitation to join the subcommittee. A community member appointment is limited to one person due to bylaws restricting community members to less than half the number of voting board members on the subcommittee. The subcommittee chair will seek a resident of the Navajo area to be appointed by the board as a voting community member. ~Motion by Marilyn Reed to authorize the Mission Gorge Rock Quarry for one year to assist the Navajo Community Planning Group (NCPG) in its advisory capacity to the City on land-use matters related to the Mission Gorge Rock Quarry. The subcommittee shall meet monthly to review, evaluate, document, and report on information and actions related to the quarry. On a periodic basis, the subcommittee shall make recommendations for consideration by the Board as part of the conditions review, described in Condition 4 of the CUP. The subcommittee shall be composed of at least two, and no more than three, members of NCPG and one voting community member. All subcommittee members must be approved by the NCPG board and all meetings shall be conducted in accordance with the NCPG Operating Procedures." ~Seconded by Kevin Parker. ~The board unanimously approved.

**7) Action Item: The subcommittee discussed changes to NCPG's operating procedures,** focusing primarily on subcommittee formation and community member involvement. Kevin Sullivan motioned to approve the current document presented, along with grammatical and punctuation changes proposed by Jana, not including any substantive changes Jana had suggested as an amendment. Elizabeth Grell asked that the board be given more time to review the suggested amendments and asked that we table this item for the next meeting. Nate Stein urged the board to approve the document presented by the subcommittee and suggested we revisit any other changes with a future subcommittee's amendment. ~Kevin Sullivan raised his motion again to approve the Operating Procedures document approved by the subcommittee, adopting Jana's grammatical and punctuation changes, but not the substantive changes suggested." ~Seconded by Nate Stein. ~ 10 voted YES. 1 voted NO. ~The motion passes.

**8) Meeting Calendar for 2026:** 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.

**Committee Reports:** There were none.

**Community Group Reports:** There were none.

**Meeting Adjourned:** 8:42pm