



*Meeting materials are available at [navajoplanners.org](http://navajoplanners.org)*

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**January 13, 2020 Minutes**  
**By Video Conference**  
[navajoplanners@gmail.com](mailto:navajoplanners@gmail.com)  
**6:30 p.m.**

**Call to Order:** January 13, 2021 @ 6:36 p.m.

**Roll Call of Board Members:**

- Matthew Adams (San Carlos) March 2021
- Danny Fitzgerald (San Carlos) March 2022
- Robert Weichelt (San Carlos) March 2022
- Terry Cords (San Carlos) March 2021
- Cory Lashell (Grantville) March 2022
- David Smith (Grantville) March 2021
- John LaRaia (Grantville) March 2021
- Tommas Golia (Grantville) March 2022
- Stephen Dahms (Allied Gardens) March 2022
- Marilyn Reed (Allied Gardens) March 2022
- Shain Haug (Allied Gardens) March 2021
- Chris Galuppo (Allied Gardens) March 2022
- Justine Nielsen (Del Cerro) March 2021
- Jay Wilson (Del Cerro) March 2021
- John Hoy (Del Cerro) March 2022
- Lance Grucela (Del Cerro) March 2022
- 0 -Absent
- 0 -Excused

**Public Comment on Non-Agenda Items (3 minutes each):**

Terry Cords – Speaks to recreation centers and limited activities because of the Covid-19 issues. This will continue for the time being. However, the Crusader Soccer is going forward with practices and a lot of activities other than direct contact sports.

San Diego Police Department Community Service Officer John Steffen – 7 violent crimes throughout the area, mostly domestic violence; 70 property crimes, 4 commercial burglaries, 8 residential burglaries, 41 theft from vehicle, 5 shoplifts, and 12 stolen vehicles. There were 39 citations issued and 62 arrests. Officer Steffen spoke to the individual actions that must be taken for personal and property security.

Justine Neilsen – She was selected to represent District 7 on the Redistricting Commission. The Commission will be going forward with its work over the next 18 months. Public workshops will be held.

Marcella Escobar – Speaks regarding All Peoples Church (APC) as a representative of the developer. Because it not on the agenda she did not bring her supporters or folks who can speak to the issues.. She spoke to her dealings with opponents, those who have attempted discredit the development with criticism of her credibility by personal attacks. The APC will rise above this kind of attack and will continue to respond to the public's interest and will try to answer the untruths regarding the religious beliefs that have been attributed to the church. Such beliefs should not be part of these processes. The church is close to the next phase of its development.

Summer Adelberg – Speaking in opposition to the APC project because it does not conform to the land use plan for the Del Cerro neighborhood.

Josh Billauer – Has NCPI received the traffic report and the EIR relative to the APC development from the city? The Chair answers that we have not. Mr. Billauer represents the Save Del Cerro organization. Spoke to the amount of money they have collected. Asks the question of how can this development be put on property zoned as RS-1-7.

Amanda Allen – A Del Cerro resident and real estate attorney. After review of the present plan for the APC she concludes that the church does not meet the requirements of the general plan and she opposed the development.

Larry Dawson – Speaks in opposition to the APC. He lives in the area and raises the following questions for future consideration: The need to see the formal position of CalTrans on any easement issue; Could a purchase of an adjacent residence to create ingress/egress be a solution: How will the trucks necessary to service the development, grading in particular, have ingress/egress the property.

Gerald Luna – in opposition to the APC because of environmental concerns, loss of open space, and the dust and dirt that will come from the work.

Max and Teri Frazier - In opposition to the APC because of the current zoning is not right for the project. Worried about traffic and the working trucks both in and out of the project

Tamar Caspi – She has attempted to separate her personal issue but she is incensed that the APC is incompatible with the religious nature of the area, that the church attempt conversions to its faith, and that the church is in favor of LGBTQ conversion. . That she feels the open area is important to the welfare of the neighborhood. That the church has the goal of attracting a huge congregation from San Diego State University. The church intends to open many activities during the week, not just on Sunday.

Debra Gonzales – Feels the priorities of the APC are in conflict with the values of the neighborhood, and is contrary to the interests of the community. That it is inappropriate for the area, that the open space is there for a reason. By adding the megachurch it will increase traffic beyond the already difficult traffic, that this will be an operation throughout the week and not just on Sundays.

Marilyn Reed - Asked whether the area of the APC development was at some designated as open space.

**Modifications to Agenda:** None

Approval of Agenda: Moved to adopt by Shain Haug. Seconded by Robert Weichelt 15/0 AIF. The motion passes.

**Minutes:**

Approval of the minutes of the November 5, 2020 meeting of the All Peoples Church Subcommittee and approval of the minutes of the November 11, 2020 meeting of the NCPI in regular session. Moved by Jay Wilson. Seconded by Robert Weichelt. 15/0 AIF. The motion passes.

**Directors Reports:**

**Chair** – CPC has not yet met this month

**CPC Representative** – No report.

**Vice Chair** - No Report

**Treasurer** - \$24.00 (cash) verified by popular acclaim. It will be delivered to Tifereth Israel Synagogue pursuant to earlier agreement.

**Elected Officials' Reports:**

**Councilmember Raul Campillo – District 7:** Sanna Loando. Only in office for a month and it has been very busy. Raul Campillo will be Chair of the Economic Development and Intergovernmental Relations Subcommittee; the Vice Chair of the Rules Subcommittee and of the Public Safety and Livable Neighborhoods Committee; and a member of the Budget and government Efficiency Committee. He will be a representative on SANDAG. He will be the Council representative for Mission Trails Park and the San Diego River Conservancy. The biggest issue has been the utilities bid. The current agreement has been extended to June 1, 2021 because only one bid was submitted, that by SDG&E, and it was deemed non-conforming. The Mayor issued an order regarding the scope of business operations. Businesses can still apply for grants. Traffic engineering contacted District 7 regarding a traffic stop that will be placed on Gala at Eldridge facing southbound. Councilmember Campillo will attend the next NCPI meeting.

**Community Group Reports:**

**Allied Gardens Community Council**—Shain Haug: The next Town Hall Meeting will be on January 26, 2021 at 6:30 p.m. by Zoom. The primary speaker will be a representative of the San Diego River Conservancy.

**Del Cerro Action Council**—Jay Wilson: The meeting on January 28, 2021 was cancelled. The primary topic was to be the All Peoples Church but that was to be postponed because of the lack of the EIR and traffic report. A future date will be notices.

**San Carlos Area Council**— No report

**Mission Trails Regional Park Advisory Board**—Marilyn Reed: The Board and dealt with the issues

of the report of the ranger in charge of the area. He reported that there has been more graffiti, destruction, and damage and that there has been much abuse of the park facilities. The Mission Dam dredging has been postponed because of funding and may be at risk of the loss of the funding because of the delay. The West Sycamore staging area is out for bid. Regarding the money in the budget for the staging area.

**Action Items:**

Royal Oil & Car Wash NUP. PTS #657043 for approval of a Neighborhood Use Permit for a remodel of the gasoline station on the corner of Navajo Road and Jackson Drive. Matt Adams speaks to the failure of the applicant to be present. John LaRaia asks whether the applicant is under a time limitation to complete their project. The project was presented in July 2020 and there were some suggestions for changes for later consideration. Terry Cords recommends table until a representative is present. Moved to table by Terry Cords, Seconded by Justine Neilsen. Further discussion of the question of the failure of the applicant to be present. Daniel Fitzgerald asks if we should consider why the applicant is not present. David Smith expresses the preference to table. John La Laia suggests we look at the plans and prepare for extra questions and if none put the matter on a consent agenda. 15/0 AIF. The motion to table passes.

Establishment of NCPI Election Subcommittee: The election will be in March 2021 for eight seats, two from each Grantville, Allied Gardens, Del Cerro, and San Carols, of the 16 Board members. Discussion are going on at the city to deal with the Council Policy 600-24 provisions for elections in the era of Covid-19 and virtual meetings. Some options are being considered: by mail, by a polling place, etc. By next month we should have a new rule. But we need to have the committee in place to deal with the election. Seeking four members with one as Chair. Following the leadership of Matt Adams there were four volunteers: Cory La Shell, Vance Grucela, Daniel Fitzgerald, and Matt Adams as Chair. The application for membership can be found on the NCPI website. Justine Neilsen comments on the earlier amendment that extended to residency as well as property ownership is in effect. No opposition. Appointed by acclamation.

Establishment of NCPI Capital Improvement Project (CIP) Subcommittee: We have long list, but we need to get ready for the July 2021 submittals to the city. The committee is a matter of establishing priorities for the expenditure of the DIF available. Jay Wilson, John LaRaia, David Smith, and Justine Neilsen as Chair. No opposition. Appointed by acclamation.

Re-election of the Mission Trails Regional Park Advisory Board NCPI Representative. Nominated by Matt Adams, Seconded John La Raia. No opposition, accepted by Marilyn Reed. 15/0 AIF appointed.

**Informational Presentations:**

Discussion of topics for 2021 – Modification of the Bylaws relative to changes in Council Policy 600-24. Justine says we need to monitor the SDSU development and how it will impact Navajo. Steve Dahms informs the Chair that he and Jay Wilson are on the River Park Advisory Committee. John La Raia comments on the SDSU River Park parks and Fenton Parkway Bridge in particular. Steve Dahms mentions that AGGCC will hold a Town Hall Meeting on the issue of the SDSU development. Terry Cords refers to the questions about the Shawnee Project along the river at Old Cliffs road and the interest in an off-leash dog park at that location, that there is an interest in a full size off-leash dog park, and that this is something that NCPI might look into. Marilyn Reed would like some discussion

of the Alvarado Road realignment as well as the San Diego Mission Road.

**NCPI Sub-Committee Reports:** None

**Old Business:** None

**New Business:** None

**Adjourn:** 7:59 p.m. The next meeting will be on February 10, 2021

**Meeting Calendar 2021:**

January 13<sup>th</sup>, February 10<sup>th</sup>, March 10<sup>th</sup>, April 14<sup>th</sup>, May 12<sup>th</sup>, June 9<sup>th</sup>, July 14<sup>th</sup>, (August Dark),  
September 8<sup>th</sup>, October 13<sup>th</sup>, November 10<sup>th</sup>, (December Dark)

**Public Attendees and Presenters:** About 103 members of the public attended the meeting but we only recorded those who provided their full names.

Alex Stolyair	Karen Kawamoto	Sanna Loando
Alexa McHugh	Kathleen Lippitt	Sara Moten
Andrew Summars	Kathleen Scott	Scott Dickson
Armanda Alltem	Kaytee Sumida	Stepanie Macceca
Barbara Blakely	Kelly Logan	Steve Bagwell
Belinda Hein	Ken Cole	Steve Joyce
Brian Gile	Ken Kawachi	Steve Poliakoff
Charmaine Forquar	Kim Churchill	Summer Adleberg
Cheryl Irick	Kristen Byrne	Terry Frazier
Cynthia Woottom	Larry Dawson	Terry Tennbaum
Dana Cole	Lisa Busalacchi	Thomas Helgers
Dana Stewart	Lisa Niles	Tomar Caspi
Daniele Black	Liz Horrex	Valerie Bale
Dan Tomsy	Marcela Escobar-Eck	Vince Mikulanis
David Reichbart	Mardine Davis	
Debra Stewart	Marina Hartman	
Debra Gonzales	Mark Saur	
Dustin Nies	Martin Howard	
Geraldine luna	Mary Roberts	
Don Johnson	Martin Howard	
Elizabeth Levey	Matt Rookus	
Eric Gnan	Michael Lugo	
Erin Flores	Michael Sexton	
Francine Chemnik	Mike Schuster	
Greg Brown	Nancy Tennebaum	
Jay Sener	Nat Stein	
Jeffrey Ziotnik	Nicola Keilman	
Johnny Dutra	Pam Cotta	
Jose Galvan	Polly Dong	
Judy Well	Ramsey Khouri	
Julie Bravo	Ricki Edell	