



North Park Planning Committee

Full Board Meeting Minutes: Mar 18, 2025 6:30PM

Meeting Location: North Park Christian Fellowship 2901 N Park Way San Diego CA 92104

In attendance:

Board Member	Present (online)	Absent (excused)
Cody Cocanig		(X)
Jay Robinson Duff	X	
Lynn Elliott	X	
Patrick Garbani	X	
Neil Heacox	X	
Bob LaRose	(X)	
Barton Lynch	X	
Roger McClish	X	
Heidi Orcino	X	
Liz Saba	X	
Doug Schueler	X	
Glenn Todd	X	
Mark Spitzer	X	
Mieko Sunbury	(X)	
Jason Vance	X	

I. Parliamentary Items

- A. Call to order, roll call, and attendance report
 - 1. 6:33PM
- B. Agenda modifications
- C. Adoption of agenda
 - 1. Lynch-Schueler motion to approve, approved 8-0-0
- D. Adoption of previous month's minutes
 - 1. Todd-Lynch motion to approve, approved 7-0-1
- E. Treasurer's Report
 - 1. Balance is \$965.68
 - 2. Need to reimburse Jason Vance for Zoom
 - 3. Need to reimburse Roger McClish for election expenses
 - 4. Going to get a refund from the city for Google fees

II. Non-agenda public comment, announcements, event notices

- A. Mark with NPMS - NP Parking Garage has been automated at the gate so that the guard can better manage issues that happen.
- B. June 7th NP Music Festival. Tickets go on sale in April at \$25. Family events and 21+ events available around the neighborhood 10AM-10PM.
- C. Kathleen - footnote 7 regarding ADUs in SE San Diego controversy. City appears to be dragging its feet in saying where the footnote came from. Planning groups in the area would like to revoke the permits granted under this footnote due to lacking infrastructure. City has gone with ADU bonus program exceeding state minimums for ADU building.
- D. Trash pickup fee discussion is on March 24th at Casa del Prado in Balboa Park.
- E. NP rec council meets March 24th.

III. Elected Official & Planner Reports

- A. Randy Reyes, Hon. Todd Gloria, City of San Diego, randyreyes@sandiego.gov
 - 1. Provide input on trash fees at the meeting.
 - 2. Building a library in Sierra Mesa.
- B. Logan Braydis, Hon. Stephen Whitburn, City Council Dist. 3, (619) 236-6633
LBraydis@sandiego.gov
 - 1. University Ave Mobility Project - contractor has finished installing electrical at University and Grim. They're working with SDGE now for inspection.
 - 2. Working to activate pedestrian beacons on Idaho, Kansas, and Iowa streets. Signal work at Ohio Street and other intersections is on track for completion by late March or early April
 - 3. Final sidewalk work, striping, and signage will be done after this.
 - 4. New signal equipment design at University and Ohio delayed the project end but this is now settled.
 - 5. Shade structures timeline at mini park has not changed. Should be installed between May 15 and July 18.
 - 6. Measure B - in Feb the environmental services dept shared preliminary findings about their trash fee study and proposed new fees. Council is evaluating this. After everything is settled, everyone affected will receive mail detailing the fees and how they can protest: 50% of households must submit a protest in order to prevent the council from approving. Can also submit thoughts directly to Whitburn's office. CleanGreenSD.org has resources.
 - 7. Whitburn is supporting SB 569 to require the state to work with cities to address homeless encampments on state property.
 - 8. \$26 million is coming in from the state to address homelessness and housing support services.
 - 9. Graffiti is growing in the neighborhood. Best place to report it is thorough the Get It Done app or graffiti hotline at 619-527-7500
 - 10. City clerk's office is hosting a [passport popup](#) Friday April 4th at the Mission Hills/Hillcrest - Knox library
- C. Jenny Hall, SD Police Community Relations Officer, jmason@pd.sandiego.gov
 - 1. Homeless encampment caught fire on a vacant lot earlier this month. Jenny just got the trespass letter today from the property owner and they're working on cleaning it up.
 - 2. Feb 26th Chris' Market at 3402 Myrtle was broken into through the roof. Owner called the police who saw one of the suspects who was charged. The other suspect has not been identified.

3. 3800 block of Boundary by Speedway gas station - there are narcotic issues at an apartment building. Officers are working on this and have arrested people for narcotics possession. This morning, officers found a stolen vehicle at that gas station. They apprehended the suspect.

D. Lynn Elliott, Chair CPC

1. Working on money for CPCs to have websites. They are working on what the costs would be for this including website, Zoom, etc.
2. Child- and Teen-friendly public spaces are being worked on with this group.
3. Environmental services issue is expected to come up at this meeting.

IV. Consent Items

- A. Approval of an accommodation letter for Councilman S Whitburn's representative, Logan Braylis.
1. Lynch-Schueler motion to approve, approved 8-0-0

V. Action/Informational Items

- A. Presentation regarding the installation of Native Plants in Bird Park by Christine Hoey of The [California Native Plant Society, San Diego Chapter](#).
1. Bird Park is part of Balboa's adopt-a-plot program.
 2. They planted a completely native plant garden in 2021 with 500+ plants. There is a dry stream bed across both plots that helps to store water in dry times.
 3. 2022 was certified as a monarch way station
 4. Many factors are reducing habitat and wildlife, but gardens like this help to preserve and restore habitat for native species.
 5. The group would like to turn this into a learning garden to help educate the community about the plants in the garden and how they can incorporate them into their own landscaping.
 6. They have planted 5 plots and have 4 remaining.
 7. This volunteer group has done around \$80,000 worth of work through donations and a small budget. They are looking for grants and fundraising.
 8. This group provides education for the community.
 9. Responses to questions:
 - a) CNPS helped to narrow the city's choices of the city flower. You can now vote on the city plant.
 - b) Mexican Elderberry is a native fruit-bearing tree. CNPSSD is working on planting medicinal natives.
 - c) SD chapter has around 4000 members and a robust native garden committee. They have many volunteers to maintain this and the other adopt-a-plot spot.
- B. Presentation by [Tree San Diego](#) project manager Sophia Hernandez,
1. Mission is to enhance SD's urban forest by planting the right trees in the right places with the right care.
 2. SD faces many environmental challenges that can be helped by trees. Trees can also have social and economic benefits.
 3. Tree SD is working on their people, planning, planting project to build training and education, better planning of planting across the city, and increasing tree planting and care.
 4. The goal is to plant and maintain 5000 trees with a focus on underserved areas.
 5. You can help through sponsoring projects, volunteering, or partnering on a project
 6. Schueler comment: Tree SD is a great place for individuals to work within their neighborhood to build the tree canopy.
- C. Information about legislation State and City related to housing development

1. NPPC would like to provide information on our website about housing being built in the area, but assembling this information has proven difficult.
2. Our website will have state housing rules
- D. Fire Safety Council for North Park
 1. Fire resilience challenges in NP include homeless encampments, evacuation concerns, rising density, and more
 2. Video on
 3. Community fire safe councils educate homeowners about defensible space and other retrofits to structure vulnerabilities through monthly meetings and grant opportunities.
 4. A community fire safe council is a grassroots way to work with neighbors, fire depts, and other stakeholders to increase local resilience.
 5. Kensington and Alvarado Estates have councils in their areas that have programs to increase local resilience and education. Normal Heights was recently approved. There is interest in City Heights, College Area, and Mission Hills.
 6. To form a local FSC there needs to be 4 board members, a logo, a boundary, and an agreement with the countywide organization.
- E. Approval of Proposed Letter requesting that NPPC be provided with information tracking affordable housing being built in North Park. We know we have market rate housing, but continue to be interested in having more affordable housing in North Park.
 1. Public comment: Would it be more productive to come up with ideas on ways to fund more affordable housing? We need to build both affordable and market rate housing in the neighborhood.
 2. LaRose clarification: Letter is just making sure that developers that committed to building affordable housing are offering it within their projects. Ensuring that the city is tracking what the developers are committing to.
 3. Robinson Duff question: Was the subcommittee able to get information from the building council?
 - a) LaRose - not yet.
 4. Elliott comment: While we may not like change, it is not our place to fact check the city on these developer commitments. We may not have the authority to do this, but it is a valid question to ask. We want to maintain affordability in the neighborhood for existing and new residents.
 5. Public comment: Suggestion to add a list of questions that could be answered by the city as part of this letter rather than the existing, more general ask.
 6. Spitzer comment: Subcommittee is trying to identify which city agency, if any, maintains the list of affordable housing commitments from developers.
 7. Public comment: The city does maintain this list but is not NP-specific data.
 8. Schueler comment: The city should be tracking this information whether or not we support the rules. We want to know if these laws are working.
 9. Public comment: The board is being too accommodating by checking in with the city about compliance with this law.
 10. Elliott: NP has been a diverse, bohemian neighborhood for a long time and we need to maintain affordability.
 11. LaRose: Subcommittee needs guidance on how to change the letter.
 12. Schueler: We need to make the letter more specific about what exactly NPPC is asking for.
 13. Lynch-McClish motion to send back to subcommittee passes 14-0-0

VI. Subcommittee Reports

- A. Urban Design & Project Review: Chair Mark Spitzer
 1. NPPC should thank and commend the CA Native Plant society for what they're doing in Bird Park
 - a) Spitzer-McClish motion to approve - passes 14-0-0

- B. Public Facilities & Transportation: Chair Doug Schueler
 - 1. Daylighting law began enforcement in March. City is still marking red at intersections. City will not enforce handicapped spots if they are correctly marked.
 - a) Schueler: There has been heavy enforcement on 29th st up to Upas and North Park Way despite lack of marking.
 - 2. Pershing bikeway at Upas - there is new signage and paint that has mostly solved the problem of cars driving into the bikeway.
 - 3. Fire safety council was discussed before
 - 4. Councilman Whitburn's District 3 budget survey is out to share how the city should prioritize funding.
 - a) Saba: Person hit on 30th and Upas - not sure if there has been progress on pedestrian lights.

VII. Liaison Reports

- A. North Park Library: Zar Shain, Head Librarian (619) 533-3972 SDhain@sandiego.gov
- B. Maintenance Assessment District: Patrick Garbani
 - 1. No meeting prior month and current meeting is delayed.
- C. North Park Main Street: Patrick Garbani
 - 1. Upcoming activities include the community cleanup, community yoga March 23rd, music festival above
 - 2. There is a free shuttle service, through the Via San Diego app, for going into City Heights
- D. Adams Avenue Business Association: Roger McClish
 - 1. Parking meter study came back from the city on where they can go in, AABA was not happy with the answer.
- E. El Cajon Boulevard Business Improvement Association: Lynn Elliott
 - 1. More fentanyl issues. Police are addressing problem areas, but there is reduced overtime for police due to budgetary constraints.
 - 2. Mississippi and El Cajon is getting a stop light.
- F. University Heights Community Association: Liz Saba
 - 1. April 19th native plant event. They need volunteers and donations for more native plants. Information is on Instagram.
 - 2. April 3rd next board meeting.
 - 3. May 10th Party on Park for food and beverage tasting from different restaurants, bars, and retailers. \$20 for a wristband.

VIII. New Business

- A. 135 ballots cast in the election. Winners are:
 - 1. Malachi Bielecki
 - 2. Cody Cocanig
 - 3. Krishna Hammond
 - 4. Neil Heacox
 - 5. Holden Leslie-Bole
 - 6. Johanna Mall
 - 7. Edgar Ramirez Manriquez
 - 8. Doug Schueler

IX. Adjournment: Garbani motion 8:22 PM

- A. Next meeting: April 15th, 6:30PM