



North Park Planning Committee

Full Board Meeting Draft Minutes: October 21, 2025 6:30PM

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

Board Member	Present (online)	Absent (excused)
Malachi Bielecki	X	
Cody Cocanig	X	
Jay Robinson Duff	X	
Lynn Elliott	X	
Krishna Hammond	X	
Neil Heacox	X	
Bob LaRose	X	
Holden Leslie-Bole	X	
Barton Lynch		(X)
Johanna Mall	(X)	
Edgar Ramirez Manriquez	X	
Roger McClish	X	
Doug Schueler	X	
Mark Spitzer	(X)	
Jason Vance		(X)

I. Parliamentary Items

- A. Call to order, roll call, and attendance report
 - 1. Present: 13
- B. Agenda modifications
 - 1. No modifications
- C. Adoption of agenda
 - 1. Motion to adopt agenda passes, Bielecki-Leslie-Bole (13-0)
- D. Adoption of previous month's minutes
 - 1. Minor clarifying edits
 - 2. Motions to accept adoption of previous month's minutes passes, McClish-LaRose (13-0)
- E. Treasurer's Report
 - 1. Motion to approve reimbursement of \$12 to Edgar Ramirez Manriquez for petition printing printing passes, Cocanig-Elliott (13-0)

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

- A. Alma, Queen Bee's owner in North Park requested to be added to November agenda to discuss new onsite development project. Developer is proposing 85 units within the property. Queen Bee will remain onsite after negotiations with developer.
- B. Community invitation from Matt who will be part of a small scale theater production at Trinity Theater, in Mission Valley mall, near Target. The production is called "Witch".

- C. North Park Rec Center will have a halloween event on October 24. Additionally, The North Park Putt-Oberfest will be on Thursday, October 23.

III. Elected Official & Planner Reports

- A. Sam Gonzalez, Dr. Akilah Weber, 39th Senate District, (619) 688-6700 Sam.Gonzalez@sen.ca.gov
1. NA
- B. Chris Gris, Assemblymember Chris Ward, 78th Assembly District christopher.gris@asm.ca.gov
1. NA
- C. Joshua Dunn, Supervisor Monica Montgomery Steppe, San Diego County District 3, (858)325-7178 Joshua.Dunn@sdcounty.ca.gov
1. County voted to approve purchase of property in Lemon Grove to provide interim housing solution within County District 4. Steppe voted to start Subcommittee to determine best use of County reserve policy to help individuals who need services. Bob asked question about raises to County staff using reserve money. The Board of Supervisors voted to provide bonus to County Staff per negotiations with union.
- D. Randy Reyes, Hon. Todd Gloria, City of San Diego, randyreyes@sandiego.gov
1. NA
- E. Logan Braydis, Hon. Stephen Whitburn, City Council Dist. 3, (619) 236-6633 LBraydis@sandiego.gov
1. Feasibility study of Park/El Cajon/Normal update: City has begun routing the task order. Consultant will proceed with initiation of work in November with a final report to be available to the board in early 2026.
 2. Mississippi St & El Cajon Blvd - Traffic signal construction will begin in second quarter of 2026 due to some identified issues with SDGE.
 3. University Avenue Mobility project - Project is not completed yet. Issues with Target have occurred and the City is waiting on some hardware components.
 4. Partnering with AARP for quick-build traffic calming, Jason was in attendance. More info to come. Logan mentioned it might be a good opportunity to collaborate with AARP for ongoing Petition efforts.
 5. Stephen Whitburn's office donated over 10 backpacks and other school supplies to Hugs & Bags.
 6. Public right-of-way (ROW) vacation at Lincoln Ave - City has reviewed the project and expressed concerns. City requested additional information from the applicant. Because site is a paper street the maintenance responsibility falls to the adjacent property owners. City Planning expressed concerns that site is identified as a pocket park in the North Park Community Plan. ROW vacation will be discussed during next UDPR meeting.
 7. Stormwater issues - Logan recommended that we email the stormwater department and provide the 20 year old drainage study of the community to City Staff.
- F. Sam Solis, Planning Department, (619) 235-5221 soliss@sandiego.gov
1. NA
- G. Zar Shain, Head Librarian, NP Library (619) 533-3972 SDhain@sandiego.gov
1. Rachel, Branch Manager of UH Library - All City libraries have mail ballot drop-offs.
 2. UH library will be a voting center starting Saturday (10/25) until election day (11/7). Other resources available at the library with the library card, including a national parks pass, etc.
- H. Jenny Hall, SD Police Community Relations Officer, jmason@pd.sandiego.gov
1. Serious collision at 3100 block of El Cajon Boulevard, Sunday Nov 10.
- I. Lynn Elliott, CPC Chair
1. City presented the Inclusive Engagement Guide and is seeking community input.

2. City of La Jolla made a presentation regarding their ongoing efforts to separate from the City of San Diego.
3. College Area CPC rep presented on their Community Plan Update.
4. Discussion regarding City interested in converting existing billboards into digital billboards.

IV. Consent Items

- A. Recommend that the City proceed with the parking evaluation process for implementing back-in angled parking along potential sections of:
 1. Suncrest Drive from Kansas Street to 30th Street
 2. 32nd Street from Howard Avenue to Polk Avenue
 3. Motion to approve passes 13-0

V. Action/Informational Items

- A. **Info:** Josh Newton presentation for San Diego Community Wealth Building Coalition related to community land trusts, housing cooperatives, food cooperatives, and worker cooperatives.
 1. Josh is a researcher and co-founder of SD CWBC. The organization is pushing to expand community land trusts, co-ops, etc. in the region. They are currently working on a policy framework for the City to implement these models. They are also working on resolution to get City to recognize and implement these models. The resolution is intended start the conversation around their benefits and ways the City can support their successful implementation. Community Land Trusts (CLTs) has received the most attention from the Councilmembers. CLTs are non-profits organizations setup be individuals to manage a property. These models helps preserve naturally occurring affordable housing while still allowing individuals to build equity. Successful implementation of CLTs in the region include Tierras Indigenas in Barrio Logan and Avanzando San Ysidro. SD CWBC will have an event on November 7.
 2. Motion: Establish an Ad-Hoc subcommittee to write a letter of support for consideration by full board expressing the NPPC's support for the SD CWBC proposed resolution.
 3. Motion passes, Ramirez Manriquez-Bielecki (10-3)
- B. **Info:** AJ and Sam from Strong Towns presentation about the benefits of daylighting. What it is, why we do it, how it works! Bring your questions!
 1. Strong Town's approach to daylighting includes direct action in the community by red-chalking the daylighting zone to provide a clear demarcation of these areas. They will have event on Sunday, October 26. Edgar proposed location at intersection of Monroe / Alabama/ Mission in University Heights.
- C. **Action:** Operational Procedures modification: Add "at least" before 3 times (Operational Procedures pg 8 A. Pre Election Procedures #2).
 - In the past, an Election Chair wanted to have more than 3 voting opportunities (ie. wanted to have another in-person voting experience and was precluded from doing so by the Operational Procedures). With this change, if the Election Chair wanted to have another noticed in person voting opportunity, they could.
 - In November an election committee chair will be selected. The Election Committee Chair will be responsible for creating a general guideline for upcoming election cycle.
 - Motion passes 13-0

VI. Subcommittee Reports

- A. Urban Design & Project Review: Chair Jay Robinson Duff
 1. Georgia Street petition was discussed, petition has received over 100 signatures. An informational item for a quick-build traffic calming measure at Ray Street and North Park Way was discussed and which Jason attended. Information item regarding the Georgia Street trail. NPPC will continue having discussions on this item and exploring options to address maintenance issues.

- B. Public Facilities & Transportation: Chair Doug Schueler
 - 1. Angled parking was discussed.
 - 2. MTS presentation will be re-scheduled. Brent Boyd is interested in gaining insight into priorities for the community and asked for list of potential service improvements.
 - 3. Doug will be stepping down from Chair of PFT due to work responsibilities.
- C. Communications: Chair Edgar Ramirez Manriquez
 - 1. Discussed updates to the NPPC website including a new interactive map that shows the boundaries of North Park; a new petitions page; ongoing updates to our elections page; and updates to links
 - 2. Also discussed the City's public engagement guide as a tool for community outreach.
 - 3. Discussed petition flyer.

VII. Liaison Reports

- A. Maintenance Assessment District: Edgar Ramirez Manriquez
 - 1. The August 13 North Park MAD meeting was cancelled due to the holiday (Indigenous People's Day).
 - 2. Next meeting on Monday, Nov 10 the City will be discussing the MAD budget.
 - 3. Edgar submitted a list of maintenance requests that can hopefully be addressed with the MAD and also e-mailed them about exploring the potential for any maintenance of the undeveloped right-of-way at the Georgia Street Trail.
- B. North Park Main Street: Bob LaRose
 - 1. Taste of North Park was sold out.
 - 2. For holiday season North Park Main Street will be painting all the transformer boxes to look like presents and after the holiday season they will be repainted with a different design.
 - 3. Puttober is October 23rd.
 - 4. Discussion of quick-build project with AARP.
 - 5. North Park Main Street will be moving offices.
- C. Balboa Park Committee: Lynn Elliott
 - 1. No topics related to North Park.
- D. Adams Avenue Business Association: Roger McClish
 - 1. Streetfair was last month.
 - 2. Adams Avenue Halloween Haunt will be on October 31. More details can be found on Adams Avenue website.
 - 3. Roger is considering stepping down from liaison role due to work commitments.
- E. El Cajon Boulevard Business Improvement Association: Lynn Elliott
 - 1. No meeting because there was no quorum.
- F. University Heights Community Association: Holden Leslie-Bole
 - 1. Edgar presented our Red Curb Space Into Community Place Petition at their community meeting.
 - 2. UHCA also had a presentation on proper recycling practices.
 - 3. Upcoming events:
 - a) Halloween Trick or Treat on Park Blvd on October 25 from 1 -3
 - b) UH Arts Open and Taste of University Heights will be on November 9 from 11-4

VIII. New Business

- A. Consent item expressing the NPPC's support of the San Diego Community Wealth Building Coalition's proposed resolution to the City regarding implementation of community wealth building models.
- B. Informational item for the proposed project at Queen Bee's
- C. Information/Action item regarding Georgia Street Trail ROW vacation
- D. Informational item regarding potential for an NPPC member to serve as liaison at the MTS Citizens Advisory Committee

IX. Adjournment: 8:28PM

- A. Next NPPC Meeting: November 18, 2025