



North Park Planning Committee

Full Board Meeting Minutes: Jan 20, 2026 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. All 15 present
- B. Agenda modifications
 1. Pulling the consent agenda to regular agenda - will become item B
- C. Adoption of agenda
 1. Elliott-McClish motion to move elections item to the agenda
 2. Lynch-McClish motion to move T-Mobile antenna at 33rd and Thorne St moved to agenda
 3. Bielecki-McClish motion to approve the agenda passes 14-0-0
 4. Uptown CPG Chair asks for NPPC to endorse a project on the Brucker's site due to its impact on Uptown and North Park
 - a) Belief from Elliott that NPPC can not weigh in on a project not in North Park
 - b) Robinson Duff-Bielecki motion to move this to action items passes 9-1-5
- D. Adoption of previous month's minutes
 1. Lynch-Bielecki motion to approve minutes passes 14-0-1
- E. Treasurer's Report
 1. \$809.90
 2. Zoom and Google payments in the past month

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

- A. Public comment: Dec 28 Tim Lowman was killed on Pershing drive by a driver at the sweeping turn downhill on this road. This was a failing of design due to the lack of median divider. Avoid the idea that safety is a zero-sum game. All road users deserve safe streets.
- B. NPRC meeting 6:00 on Monday

III. Elected Official & Planner Reports

- A. Joshua Dunn, Supervisor Monica Montgomery Steppe, San Diego County District 4, (858)325-7178 Joshua.Dunn@sdcounty.ca.gov
 - 1. Virtual grants workshop tomorrow. \$4 million being distributed to nonprofits. [Link here](#).
 - 2. Volunteering opportunities [here](#).
 - 3. The supervisor has a new website
 - 4. Safety net bridge program: CalFresh, EBT, other self sufficiency services have been cut from Federal budgets. 500k people will be affected by new work requirements. Supervisor is proposing a bridge program to provide insurance to constituents. They're running a feasibility study.
 - 5. Supervisor Montgomery Steppe is partnering with Supervisor Aguirre to cap junk fees from landlords county-wide.
 - a) Junk fees are defined on the agenda of past meetings on the county website
 - 6. Focus within county jails and juvenile detention facilities to phase out solitary confinement and OC spray in county facilities
- B. Logan Braydis, Hon. Stephen Whitburn, City Council Dist. 3, (619) 236-6633 LBraydis@sandiego.gov
 - 1. Madison and Louisiana crosswalks and stops are installed. Let Logan know about additional traffic calming needed.
 - 2. Mississippi and El Cajon traffic light will be put in this summer - right by The Lafayette.
 - 3. Parking meter revenue is being used within this parking district. Street lights and pot holes are being repaired with this money.
 - 4. Jan 29: Office will be participating in the annual point in time count to count and survey unhoused people. You can sign up to participate [here](#).
 - 5. Whitburn remains opposed to Balboa Park parking fees. Some council members are working to undo the parking fees.
 - 6. It is not standard practice to put crosswalks at all ways stops, but it is possible to change this. There could be a request put in to put crosswalks at Upas and Utah.
 - 7. Public comment to better coordinate lights on El Cajon and University. Traffic light timing can reinforce compliance with posted speed limits.
 - 8. Unclear if University Ave Mobility Project is completely closed out.
 - 9. Thanks to the councilmember's support for flooding infrastructure on Kansas. The city is evaluating an old study to see if infrastructure can be put in place.
- C. Zar Shain, Head Librarian, NP Library (619) 533-3972 SDhain@sandiego.gov
 - 1. February is museum month - libraries will have ½ off passes to museums starting on Feb 1.
 - 2. Check online calendar of events to see different free programs across libraries.
 - 3. Library foundation CEO has been speaking individually to councilmembers and bringing district-specific data on how libraries are being used. This is extra important during tough budget times.
 - 4. Please complete the patron satisfaction survey to help build data to support libraries.
- D. Jenny Hall, SD Police Community Relations Officer, jmason@pd.sandiego.gov

1. Last Thursday was an attempted homicide in the 35 block of 32nd st at noon. Construction workers nearby called 911 and arrested the suspect. The victim is expected to survive.
2. Yesterday a juvenile on 4400 block of Utah at 3:30PM was suspected of trying to hide a gun. They were arrested and brought to juvenile hall.

E. Lynn Elliott, CPC Chair

1. Subcommittee of CPC is working on land development code.
2. Choyes Valley is having trouble with the city and ADUs.

IV. Consent Items

- A. None

V. Action/Informational Items

- A. **Information:** Andrew Sharp will provide an informational presentation on the Keystone Education District proposal submitted in response to the City's RFP for the Brucker Education Center site at 4100 Normal Street, which borders North Park

1. School district will vote on Monday at 5PM on this redevelopment plan for 1500 homes
2. This proposal is to build mixed-income housing for San Diego Unified employees.
3. The developer would preserve the historic buildings on the site including Annex 1 from 1910 and Annex 2, a WPA construction project, as well as some historic trees.
4. This is a once in a generation opportunity to build a new gateway to this community.
5. They also want to create tax increment financing to improve the Normal-Park-El Cajon intersection.
6. This would have tie-ins to bikeways nearby. They are also planning to build 1 parking spot per unit underground depending on the results of their parking study on what is needed.
7. This would be built with mass timber, a sustainable and fast-to-build building material. Due to the use of this material there would be an 80% reduction in truck activity at the site.

- a) LaRose: What is mass timber?

(1) It is high-pressure timber that lasts longer than other materials. The Portland Airport was built with it.

- b) LaRose: What happens if teachers living there leave/lose/retire from their jobs?

(1) Teachers could stay but the district would lose their tax benefit. Developer is committed to fixing this issue, especially for retirees, with the state. 300 of the units are for retirees.

(2) This will be a partnership as a 99-year lease

- c) Elliott: Are these deed-restricted

(1) This all depends on final negotiation with the school district. A competing proposal would be only for low-income housing, which would exclude most district employees.

- d) Robinson Duff: How well does this proposal conform to the district's ask for housing needs?

(1) The district has asked for the proposal to provide the most housing. The other main competing proposals proposed 954 units and 750 units. This proposal is all for SDU staff.

- e) Leslie Bole: SDU would also bring in revenue with this project. Can you provide some details on that?

(1) SDU is at a budget crisis currently. They have bond funds they are not going to allocate to this project. They have an apt building in Scripps Ranch as a revenue opportunity. They have said that this project is not a revenue opportunity but the developer expects this to generate \$4.2B for the school district over the life of this project.

(2) Schools have been losing their population, reducing revenue from the state. For this reason, they've set aside 600 units for families.

- f) Heacox: Parks on the site?

(1) Three parks planned for the site. The buildings on this site would be up to 11 stories and would add major density along this transit corridor at 116 units/acre. There is a pool and an amphitheater for performance.

- g) Hammond: Is the map to-scale with the area? This would likely require changes to the bus routes. Would there be spaces for the busses to stop here?
 - (1) Developer would like to participate in all of this. This will attract investment in the area with the neighborhood-serving retail. This will also attract the attention required to fix the intersection at this site.
 - h) Schueler: Which companies are involved here? Are the public park things like the pool funded by the developers? Is the developer signing up to manage the lease for 99 years?
 - (1) PROTEA + Malick is who's involved in developing this. They have specialists in infill housing.
 - (2) Low-income housing tax credits are very competitive would take up to 12 years to build due to 4 different rounds of funding. This project is all privately-funded, so it would move much quicker.
 - (3) This developer is committed to staying with the site. Unclear if this will be a condition of the rental agreement, but it is their intent to build and maintain the site. The partners involved here are long-time San Diegans.
 - i) Elliott: Some buildings on Park are taller than these proposed buildings, right? Has there been a study of the intersection done?
 - (1) Yes.
 - (2) The draft report on this study will be available in April. The study is factoring in these proposed developments.
 - j) Public comment: What is your role in this development? What is the number of parking space? What is the density of the mass timber being used?
 - (1) A partner in the parking.
 - (2) 1 spot per unit underground in one structure.
 - (3) Unsure of the density of the mass timber.
 - k) Public comment: Would the historic buildings be preserved on site?
 - (1) Yes.
 - (2) Annex 1 is the 1910 building you see facing El Cajon. The building would be used with UCSD to train people for blue tech careers in this space.
 - l) Ramirez Manriquez: This proposal offers the highest number of units, the most public facilities, and the only proposal to commit to fixing the fork.
 - (1) Yes. Would add that this proposal offers the most revenue to the school district.
 - m) Mall: How can the public support the proposal?
 - (1) The meeting on Monday is the best way to show support for this.
 - (2) Friday evening you can sign up to speak on Monday.
 - n) Leslie Bole: This proposal is head and shoulders above the others in terms of what it offers to both the district and the community.
 - (1) Discussion of how this influences our planning area and if we have jurisdiction.
 - o) Public comment: Have taken part in many of the meetings discussing these different proposals. NPPC should write a letter in support of this project. We should be striving for projects like this which bring in affordable units, pedestrian priority, and public amenities. Housing markets do not respect the boundaries of community planning areas. NPPC should offer an endorsement of this project.
 - p) Public comment: The concern in the board deliberation is that NPPC doesn't have all the information required to make a decision. Other proposals have not been presented to the board.
 - q) Public comment: All proposals proposed to the Uptown planning group.
 - r) Leslie Bole-Mall motion to write a letter endorsing this project passes 10-3-2.
 - (1) Abstentions due to lack of information about other proposals.
- B. UDPR: The subcommittee recommends that the NPPC endorse the UHCA citizen led maintenance efforts, to keep the land as a public right of way, until the city will officially add the land as a city park
1. Bielecki: Right of way vacation here. There's 600 signatures to keep this open to the public. The subcommittee moved to oppose the application and encourage Whitburn to have the city acquire the site as a pocket park. The application has been suspended currently due to fees not being paid.

2. Ramirez Manriquez: This space is well-used by the community and has been for many years. UHCA has done good work leading maintenance of this area.
3. Schueler: Part of the issue was to keep people from illicit activity in the area.
 - a) Bielecki: The application was just to close the space off to public access and add parking spaces. It appears that the city does not own the land, but the city has an easement.
 - b) Public comment: In San Diego, the city doesn't own streets. The adjacent property owners own the streets but the city has an easement.
 - c) Elliott: The slope is too tall for the Parks and Rec dept.
 - d) Bielecki: Transportation Dept could develop this if Parks and Rec can't.
 - e) Public comment: There is a strong community maintaining the space.
 - f) LaRose: How does this petition get presented to someone in the city?
 - (1) Bielecki: This has been shared with Whitburn.
 - g) Heacox: Pocket park sits on the border of NP and UH. Is NPPC giving up involvement in this for a reason?
 - (1) Bielecki: This isn't about signing the petition, it's about supporting UHCA in them maintaining this space.
 - (2) Ramirez Manriquez: The letter is an opportunity to continue NPPC involvement in the site.
 - h) Schueler: Visited the site after the subcommittee spoke about it. The last sentence starting "The applicant..." should be removed so that we are not against what the property owner wants to do with their property.
 - (1) Elliott: The owner was not planning on putting housing there. They were just planning to fence it off.
 - (2) Bielecki: The letter is just asking the city to leave the space open to not be developed.
4. Schueler-Leslie Bole motion to remove the last sentence of the first paragraph and to correct the Chair name to Leslie-Bole and McClish as vice chair passes 15-0-0
5. Vote to pass the letter as amended passes 15-0-0
- C. CUP at 30th and Thorne for T-Mobile. Looking to extend the use of this permit. The subcommittee recommended approving this. Elliott-Robinson Duff motion passes 15-0-0

VI. Subcommittee Reports

- A. Urban Design & Project Review: Chair Jay Robinson Duff
 1. Items discussed earlier in the meeting
- B. Public Facilities & Transportation: Chair Doug Schueler
 1. AARP presented about traffic calming at NP Way and Ray st. They would pilot this at the NP Farmers Market.
 2. Madison and Idaho all way stop with crosswalks. There have been 5 accidents in 5 years there. The city determined that the stop was not needed, but the subcommittee will be revisiting this.
- C. Communications: Chair Edgar Ramirez Manriquez
 1. Working to support the elections subcommittee. Drafted a flyer to be approved this week. Website updates are now live. Intake form will be live after the first elections subcommittee meeting.
- D. Elections: Chair Cocanig
 1. Mall, LaRose, Bielecki, and Ramirez Manriquez on the board. Looking for an additional member. Applications to run will be opened in the next days, Feb 17th deadline to declare candidacy. Vance-McClish motion to appoint the board passes 15-0-0
 2. Thursday 8PM first meeting virtually.

VII. Liaison Reports

- A. Maintenance Assessment District: Edgar Ramirez Manriquez
 1. Discussion focused on previous requests for landscaping, traffic circles, and streetlight repairs. The MAD is very limited, but has shown progress particularly on streetlight repairs.
- B. North Park Main Street: Bob LaRose
 1. LaRose asked about status of bike racks in NP parking garage. They have been cancelled and given away. Bike SD would help with bike repair location stops.
 2. AARP quick build workshop coming soon.

3. Mural projects - on NP Optometry and community college will be repainting electrical boxes in the spring. Students are providing art work.
 4. Elliott: There is something about grants to decorate streets coming up.
- C. Balboa Park Committee: Bob LaRose
1. Nothing relevant to NPPC.
- D. Adams Avenue Business Association: Roger McClish
1. Missed meeting.
- E. El Cajon Boulevard Business Improvement Association: Lynn Elliott
1. Nothing relevant to NPPC.
- F. MTS Citizens' Advisory Committee: Holden Leslie-Bole
1. Fare change study due to fiscal cliff. Riders surveyed favored increasing fares over cutting service. Raising one-way and day passes while keeping senior and monthly passes at a stable price. Riders are prioritizing frequent service, safety, an airport connection, and more advertising/joint development to raise revenues.

VIII. New Business

- A. None.

IX. Adjournment: 8:25PM

- A. Next meeting: Feb 17, 6:30PM