

College Area Community Planning Board (CACPB)
Minutes from a Regular Meeting: February 9, 2026
College Rolando Library, 6600 Montezuma Rd.

P (A1)	Robert Montana	Chair	A (A4)*	David Cook
P (A2)	Jim Jennings	Vice Chair	A (A3)*	B.J. Nystrom
P	Susan Richardson	Secretary	A (A2)	Troy Murphree
A (A1)	Roie Moyal	Treasurer	P (A1)	Jose Reynoso
P (A4)	Diana Lara	SDSU appointee	A (A2)	Saul Amerling
P (A4)	Abby McLachlan	SDSU AS appointee	A (A6)*	Nate Wilson
P (A3)	Jim Schneider	BID Representative		Vacant
P (A2)	Robert Higdon			Vacant
P	Mike Jenkins			Vacant
P (A1)	Yvonne Jones			Vacant

TOTAL BOARD MEMBERS: 20 (Currently 16) P = present L = Late A= Absent (1),(2),(3) = 1st, 2nd, 3rd absence prior to current meeting. CP 600-24, Art. IV, Sec 1: "A vacancy exists upon the 3rd consecutive absence or 4th absence in 12 months (April - May)

- I. **Call to Order:** 6:31 p.m. (5 members of the public).
- II. **Approval of Agenda:** Schneider/Jenkins, All in favor
- III. **Approval of Minutes of January 12, Regular meeting:** Jennings/Reynoso, All in favor with Schneider, McLachlan, and Lara abstaining.
- IV. **Public Comments on Non-Agenda Items**
 1. Ellen Bevier: Asked about design of new development on Montezuma Rd. (Greystar) especially regarding the size of sidewalk. SDSU rep Lara said the University is working with D-9 and Greystar about using dollar per ticket to assist with improvements to crosswalks. Board members recommended inviting developer to give presentation regarding project since it was not proposed to group prior to City approval.
- VI. **Representative Updates:**
 - a. State Senator Dr. Webber-Pierson- State District: (Sam Gonzalez) There is a State Budget deficit, members are working on draft during spring to revise.
 - b. City Council Member Sean Elo Rivera District 9: (Jeffery Nguyen) State grant funds for Alvarado sewer funds phase 4 are going to Council for approval. Work continues on 70th and adjacent neighborhoods.
 - c. College Area Business District: (Jim Schneider) Bingo held at Penelope's in January was a success, another TBA in late April. ECB, College & Montezuma Road anniversary banners are up. April 15, will be District's 30th anniversary

party at the Mesa. New business directory on website. Social media is @collegeareasd.

- d. SDSU: (Diana Lara) Commencement will be May 15-17. Will meet with College View Estates President regarding softball stadium excess volume levels.
- e. SDSU-AS: (Abby McLachlan) Good neighbor clean up on March 1st to begin Sustainability Week's "Green Fest". Beginning of AS session at the statewide level. Spring break will be March 28- April 5.

VII. New Business

- a. PRJ-1129561 – 6959/6961 Mohawk Street, Condo Conversion, Matt DeVincenzo Leppert Engineering representing applicant gave presentation. Reynoso motioned to support/Jennings second. All in favor.
- b. Discussion regarding annual election of CACPB Board-members on 9 March 2026. Members encouraged to invite neighbors to participate and advertise in their community meetings.
- c. Response from Council-member District 9 regarding CACPB presentation of letter requesting items be placed on 2026 CIP for City of San Diego. No response from City Council. Jeffery informed us that he is meeting with Mayors staff on Wednesday but noted that Councilmember Elo-Rivera is generally not supportive of acquisition of land purely for parking for library, but is supportive of funding for improvements to Montezuma Park, linear park and community center. Member Jones noted that Jan Hintzman of Friends of the Library spoke to owner of adjacent property and the project is not moving forward. Encouraged community to pressure City to acquire property for park and/or community center.

VIII. Delegate Reports

- a. Parks and Recreation: (Susan Richardson) Pendelton Park (Eastern Area) construction is still not started. Don't forget to fill out City-wide recreation survey by end of February.
- b. Community Planners Committee (Yvonne Jones/Robert Montana) - Yvonne and Robert attended. The CPC sent a list of proposed changes to policies the City if proposing that the CPC doesn't agree with, including the appeal process. Planning Department hosted meeting on "Neighborhood Homes for All of Us". Focus groups were held but planning groups not invited.

VIII. Adjournment: At 7:45 pm to the next Regular Meeting of the CACPB scheduled for Monday, 9 March, at 6:30 PM.

Minutes by Susan Richardson, Secretary