

**Mira Mesa Community Planning Group
Meeting Minutes
April 21, 2008**

Attendees:

Jeff Stevens	Erwin Rose	Bob Chamberlain	Marlon Austria
Mark Kornheiser	Mike Linton	Joe Frichtel	Marvin Miles
Phil Lisotta	Linda Geldner	Rich Ragus	Jori Tulkki
Bob Mixon	Ted Brengel		

1. Agenda Deletions or Additions - None

2. Approval of the Minutes

A motion was made (Stevens/Frichtel) to approve the minutes from the February and March 08 meetings. Motion passed 10-0 with 2 abstentions.

3. Information Items

- a. MCAS Miramar – No report
- b. Council District 5 – No report
- c. Planning Department – No report
- d. Casa Mira View Update – See item b. under Old Business
- e. Public Comment – No speakers
- f. Stone Creek Update:
The master plan has been revised to incorporate city staff inputs/concerns. Traffic flow and road configurations continue to be revised based on traffic studies and staff input. Some Creekside elements have been revised to more residential away from the existing industrial to the south. Vulcan Materials will begin gradual transition to the development phase upon approval of the Master Plan and permit application process. Multi-family housing is planned west of Camino Ruiz. Planning includes future bus rapid transit right-of-way in the high density section. Some industrial and retail will be incorporated. Buildout will take approximately 15-20 years. Recent plan revisions include roadway alignment changes, reduction of units in the Westside neighborhood, increased parking requirements, and mixed use elements to be included. Overall density in the latest revision has been lowered from 9,800 dwelling units to 4,900 units on 1,300 acres. Retail commercial upped to 174,000 sq ft, and office commercial increased to 200,000 sq ft. Parking is proposed behind 3-story buildings near slopes, but out of sight as much as possible.

4. **Correspondence** - The DRAFT ALUCP for MCAS Miramar has been released for comment. Chairman Brengel distributed copies on CD for members to review.
5. **Chairman's Report** – Brengel commented on the problem of insufficient parking at commercial centers after projects are completed. The planning process should include better studies so the problem can be mitigated during the development process.
6. **Old Business**
 - a. MMCPG Bylaws update – Jeff Stevens
City staff had a problem with wording in Article 3, Section 3 dealing with the 8-year limit for business members. New wording states that the 8-year limit applies to an individual representative as well as the category. For example, a business rep cannot change to another membership category to remain on the board beyond serving 8 consecutive years.
 - b. Casa Mira View – Brian Rowe (Leppert Engineering)
Andy Schlaefli reviewed the traffic study updates and input from city engineering. Staff did not object to adding additional left turn footage on Mira Mesa Blvd westbound at Westview Parkway. 150 ft appears optimal which includes transitional space. City staff draft conditions report appears to track with all the mitigation measures agreed to by the MMCPG in March (see March 08 minutes). The Black Mountain/Gold Coast and Mira Mesa Blvd/Westview Parkway intersection improvement estimates have been increased to accommodate proposed changes. City staff appears to support the idea of a triple left turn lane from Westview Parkway onto Mira Mesa Blvd eastbound. Improvements at Black Mountain northbound at Mira Mesa Blvd eastbound will be the last improvement element for this intersection. Leppert requested the MMCPG send a letter to city staff reiterating support for the triple left turn on Westview Parkway. By a show of hands MMCPG board members voted 13-1 in support of the triple left turn proposal.
7. **New Business:**
 - a. 5550 Morehouse Road and 9265 Activity Road Map Waiver Applications – Norman Kasubuch (Leppert Engineering).
The applicant is requesting an industrial condo conversion at the above locations. A discussion about overall community plan goals for redevelopment ensued and what effect condo conversions would have on large industrial lots. The current plan does not address alternatives to a single owner of a large project vs. multi-owners resulting from a condo conversion. Since the guidelines are not clear and there are no grounds for disapproving this request, a motion was made (Mixon/Rose) to approve this application. Motion passed 11-3. Geldner recommended the MMCPG submit a community plan amendment to the city addressing

guidelines for industrial condo conversions as they relate to large industrial lot sizes in the community plan.

b. Verizon Wireless at Camino Ruiz Park – Shelly Kilbourn

The applicant has submitted a proposal to replace an existing light structure and add a new light pole that incorporates a wireless antenna. Verizon is also proposing to add an equipment enclosure measuring approximately 100 sq ft behind an existing trash enclosure. A motion was made (Stevens/Mixon) to approve the application subject to ensuring the new lighting was properly shielded according to existing standards for the park. Motion passed 12-1 with one abstention.

8. Committee Reports

- a. Los Penasquitos Canyon Citizen’s Advisory Committee – No report.
- b. CPC – Jeff Stevens reported that CPC is meeting on Tuesday night. Jeff’s report will be forwarded SEPCOR after the meeting.
- c. Stone Creek Update – See Information Items above.
- d. COMPACT – No report. MMCPG needs a volunteer to attend COMPACT meetings.
- e. Announcements – Jeff Stevens reminded the group about the Volunteer of the Year Dinner honoring Mike Davis on May 3rd. Get information or sign up at www.MiraMesaTownCouncil.org

Meeting adjourned at 0900 pm

Submitted by:

Robert Chamberlain
MMCPG Board Member