

Mira Mesa Community Planning Group  
Meeting Minutes  
June 16, 2008

Attendees:

Mixon	Firth	Rose	Geldner	Stevens	Brengel
Brown	Frichtel	Tulkki	Linton	Kornheiser	Lisotta
Miles					

Meeting Called to order 7:00 PM

1. Agenda Deletions or Additions – Added Sorrento Valley I-5 On Ramp
2. Approval of Minutes -Approved 8 – 0 – 3 Mixon / Brown
3. Information Items
  - a. MCAS Miramar – Juan Lias reported there will be 2 controlled burns, relating to safety for the air show.
  - b. Council District 5 Update – Khoa Nguyen reported the cell phone law will be going into effect on July 1. The council passed the budget last week with a vote of 6 – 2. The Mayor was conducting a line item veto on the budget after this vote, so the council will be revisiting their approval.
  - c. Planning Department – No report
  - d. Casa Mira View Update – Bruce Brown, John Leppert. John reported after already spending time on traffic, he wanted to talk about all the other topics. He presented the information materials that were shown to 300 invited area families. He reported that 45 units per acre are allowed, and their plans call for slightly below that. A rezone of Westview Parkway took away a few acres of usable property from the project. John talked about height restrictions of their buildings. Zoning allows for 50 foot height. He is asking for a deviation with a proposed 63 to 80 foot height. He later showed that most of this extra height would be empty peaks of buildings, designed for a more pleasing look. There are currently plans for 3 parking garages circled by dwellings. The third garage building is tentative, and will be dropped if the Galvin proposed on Ramp to I-15 is built. The main access to the project will be a signaled light, to be synchronized with the lights at Galvin and Capricorn. The city is asking for a 2<sup>nd</sup> access to be at the Galvin interchange. That additional entrance may be added later during construction. The parking garages levels are being designed to provide access through the garage, to the units on the same level. There are plans for a path to be created that circles the entire property, to allow emergency only access traffic. Normally that path will be used as a pedestrian walkway. John showed plans for planting tall vegetation around the project, to mostly obscure the project from the surrounding neighborhood. There was one side of the project that would take many years for the vegetation to grow tall enough to hide the project. They are trying to figure

out a solution to that problem. They are planning in having a shuttle service for residents that will take them to area shopping centers. John reported that this service is not intended to be temporary, but will be available for the life of the project. Of the units, they are planning on making 185 of them, affordable housing. John said that he is not relying on street parking for visitor parking. There will be designated visitor parking on the first level of the parking structures. The average number of parking spaces per unit will be around 2, (less than 2 is required). James Strata, a neighboring resident stated he was shocked by the number of units, especially because of the current traffic problems. He said this project “is not going to work” and he is against it. The city has approved the traffic study. Starting tomorrow will start the 45 days of review of the projects EIR. John will come back next month, and review with us the traffic study. John asks if anyone has questions for them to answer next month, that they get the questions to Stevens or Brengel, to forward to them to him, to be included in their presentation.

- e. Abrams Property Project possibilities – Nick Southworth reported he is looking at the same property as Casa Mira View, but he does not own the property. It is something he is thinking of, should the property become available.
  - f. Public Comment – Michael Edmunds reports he is happy to see that signs have gone up around Mira Mesa High School, about pedestrian safety. He would like to see School Striping within ¼ mile of the School, at Mira Mesa Blvd. and Regan Road by Souplantation.
4. Correspondence – E-Mail from Patty Krebs about the Draft EIR for the ALCUP for MCAS Miramar. It could be adopted by September 08. There is a shift in usage allowed contemplated, that could force existing companies to move from their present locations. Juan reported these directives came from the Department of Defense in Washington DC. Lisotta reported that existing uses are grandfathered, but the new rules will have to be abided, if the subject properties would change the footprint of the covered property.
5. New Business – None
6. Old Business – None
7. Committee Reports
- a. Los Peñasquitos Canyon Citizen’s Advisory Committee Report – Pam Stevens reported the Trails Day was held. It provided tours and information, and is conducted on June 7<sup>th</sup> of each year. The 3<sup>rd</sup> Thursday in July is the next meeting. She reported on the 4<sup>th</sup> of July celebrations. They will be bigger and better than previous years. They are looking for sponsorship of the 8 game booths, which each hold 2 games.
  - b. CPC – Elections were held last month
  - c. Stone Creek Update, Linton reported he is trying to get revisions to the City for their input.

8:45 PM      Adjourn