

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

Attendees:

Ted Brengel	Jeff Stevens	Erwin Rose	Phil Lisotta
Mark Kornheiser	Joe Frichtel	Marvin Miles	Jori Tulkki
Linda Geldner	John Brand	Bruce Brown	Rich Ragus
Ian Firth			

1. **Called to Order** 6:33 (scheduled early due to long agenda)
2. **Agenda Deletions or Additions** - none.
3. **Approval of the Minutes** – unknown.
4. **Information Items**
  - a. MCAS Miramar – Juan Lias said that the ALUCP is going to the Airport Authority Board in September.
  - b. Patty Krebs discussed some of the issues surrounding the ALUCP. Every 5 years DOD updates its guidelines and AICUZ. This time they are more restrictive, potentially limiting industrial development in part of western Mira Mesa. An infill policy was proposed by IAEA and others to allow development to continue in areas now allowed. The infill policy will not be part of the plan. 38 million square feet may be affected. The City can override the policy but then assumes liability. They did override the policy for Arena Pharmaceuticals, but only for noise. Juan Lias said that safety is most important which is why they oppose densification of the APZ. The new restrictions are partly the result of new aircraft.
  - c. Council District 5 – Khoa Nguyen said that there have been delays in getting streetlights fixed. It should take no more than 10 days. The fire committee met and there will be brush removal in 2009-2010. Approval of Planning Group bylaws has been delayed, but our bylaws are not affected since they are consistent with the Planning Department template.
  - d. Planning Department – Dan Monroe listed the following items as coming to Planning Commission or a hearing officer soon: a hearing on a project on Morehouse Drive, a Planning Commission hearing on a project on Nancy Ridge Road, a plan for Arena Pharmaceuticals, a rezone of a residential section of Mira Mesa Shopping Center from RN-25 to RN-37, and an amendment to the Alexandria Tech Center PDC.
  - d. Public Comment – Michael Edmund said that the light in front of North Island Credit Union has the pedestrian crossing button in the grass where it may be inaccessible to disabled pedestrians.
5. **Correspondence** - Received plans for Alexandria Tech Center and Arena Pharmaceuticals.
6. **Chairman’s Report** – Brengel reported that he has copies of the Miramar ALUCP on CD and will distribute them to anyone interested. They are also online at [http://www.san.org/airport\\_authority/land\\_use\\_compatibility/public\\_review.asp](http://www.san.org/airport_authority/land_use_compatibility/public_review.asp).

**7. New Business**

- a. Community plan amendment for property adjacent to Mira Sorrento Place. The property is currently owned by a landowner in San Francisco, and is represented at the meeting by Rina Alvarez of Lundstrom and Associates. The property is currently zoned open space and industrial park, but the open space is unconnected to other open space areas. There are two parcels 6 acres north and 8 acres south of Mira Sorrento place and west of the existing shopping center. They are requesting a community plan amendment to convert the entire site to industrial park. The site is in the Miramar Accident Potential Zone 2. There is a 200 foot wide SDG&E easement and gas lines as well as a slope easement by Mira Sorrento Place. The preliminary plan shows an 11 story building north of Mira Sorrento Place on 2.7 graded acres and two 6 story buildings south of Mira Sorrento Place on 4.5 graded acres. There will be up to 550,000 square feet of industrial space with subterranean parking. Bruce Brown listed the following concerns: the slope is greater than 25% which has restrictions, the 11 story building is in the Miramar flight path and the site is in the APZ, Mira Sorrento Place would need to be widened with slowdown lanes added, better fire access would be needed, impacts to traffic and adequate parking. Concern was also expressed that the proposed project is unrealistic for the small, restricted site. Motion (Frichtel/Brown) to support the community plan amendment initiation to allow the concept to be studied, with our list of concerns passed along to the Planning Commission. Motion passed 7-6.

**8. Old Business**

- a. Casa Mira View – 1848 units were approved in a development agreement for this project nearly 20 years ago. Now that they are finally ready to proceed, there are some additional requirements including 10% affordable housing and more traffic improvements. They had two open houses to discuss the project with neighbors. Parking is in the center of the project, not visible from the outside. There will be pedestrian access to the park and ride to the south. They will plant quick growing trees along the northern boundary of the project to screen the project from neighbors. Planting heavy gauge bamboo which will grow to 50-60 feet high. Andy Schaepli said that they had been working on the traffic study for two years, and looked at it with and without the direct access ramp (DAR) through the project. When all planned traffic improvements are completed, including both the mitigation for this project and CalTrans projects, the level of service will be improved over today even with the project. The intersections where improvements are being made will have improved level of service after completion of the project. However, there is a problem due to the ramp metering on the freeway, and until CalTrans freeway projects are completed, there will be additional delay on Mira Mesa Blvd. caused by the traffic generated by this project. The project will generate 11,000 daily trips, with 8% (887) during morning peak hours. The project will contribute \$1.5 million toward I-15 improvements, and will make improvements to the following intersections: Gold Coast and Black Mountain Road, Hillery and Black Mountain Road, Mira Mesa Blvd. and Black Mountain Road, Mira Mesa Blvd. and Westview Parkway, and

Black Mountain Road and Mercy Road. It will also pay to widen part of Carroll Canyon Road. These fully mitigate all traffic impacts except on Mira Mesa Blvd between Black Mountain Road and I-15, which are partially mitigated. The project will go to Planning Commission on September 11 and to City Council in October. Dan Monroe said that the project is consistent with the Community Plan and that the Planning Department is supporting it.

Motion (Brown/Rose) to support the project and send our recommendation to the Planning Commission. Motion passed 12-0. It was suggested that CalTrans be invited to a meeting soon to discuss the schedule for their improvements.

## **9. Committee Reports**

- a. Los Penasquitos Canyon Citizen's Advisory Committee – Pam Stevens reported that there will be a workshop at the September CAC meeting on trails in the Carmel Mountain and Del Mar Mesa open space and the Carmel Mountain/Del Mar Mesa Preserves Natural Resource Management Plan. They will have a booth at the Mira Mesa Street Fair on September 27<sup>th</sup>.
- b. CPC – Jeff Stevens reported that CPC will have a presentation on the Administrative Guidelines which describe how Planning Groups are supposed to operate. The draft Administrative Guidelines are online at <http://miramesatowncouncil.org/doc/Plangrp/08adminguidelines.pdf>.
- c. Stone Creek Update – None.
- d. COMPACT – No report. MMCPG needs a volunteer to attend COMPACT meetings.
- e. Announcements – Jeff Stevens said that the August 4 Mira Mesa Town Council meeting would have a presentation on Fire Safe Landscaping. The September 8 MMTC meeting will have a candidates forum with City Attorney candidates Mike Aguirre and Jan Goldsmith. On the MMTC web site <http://miramesatowncouncil.org/> it is now possible to donate to the “Adopt-A-Wall” program to paint the walls along Mira Mesa Blvd. and other major streets; to the Fourth of July celebration; and to join or donate to the Mira Mesa Town Council. The Mira Mesa Street Fair will be held on September 27, applications are online. Sponsors are being requested for the event – information is also online.
- f. August meeting – motion to go dark in August (Stevens/Rose) approved 12-0.

Meeting adjourned

Submitted by:

Jeff Stevens  
MMCPG Vice Chairman