

**MIRA MESA COMMUNITY PLANNING GROUP  
MEETING MINUTES**

7:00pm, Monday September 20, 2010

Mira Mesa Epicenter: 8450 Mira Mesa Blvd. San Diego CA 92126

Call to order: In attendance: Ian Firth, Bruce Brown, Jori Tulkki, Michael Linton, Bari Vaz, Linda Geldner, Erwin Rose, Phil Lisotta, Joe Frichtel, Rich Ragus, Marvin Miles (11).

1. Adoption of Draft Agenda: Moved “Casa Mira View” to item A as presenter must leave early. Modified Agenda approved unanimously.
2. Approval of July Meeting Minutes: No corrections were requested. The Chair deemed the minutes adopted by unanimous consent.
3. Staff Reports:
  - a. MCAS Miramar – Juan Lias: Less than 2 weeks until air show. Practice will occur Wednesday and Thursday for Blue Angels and others. Linda asked about the status of the EIR; Juan indicates that the Natural Resources EIR comment period has closed.
  - b. City Council District 5: John Ly for Carl DeMaio – October 9 Mira Mesa Town Hall, 12:30 pm at Mira Mesa library. Mira Mesa Blvd resurfacing work is on hold until all curb cuts for ADA compliance are completed. The resurfacing will not be a “slurry seal”, but rather a “dig down” of 3”; this is a much more complete resurfacing. Water rates – there is a proposal to increase water rates by 4.9%, in addition to other previous rate increases. This is reported to be a “pass through” from the Metropolitan Water District. Proposition 219 calls for an objection letter to be included in an upcoming water bill, to allow water users to object to the increase. Notice must be approved by city council, will probably be in November bills.
  - c. CalTrans I-15 Corridor Update: Updates on construction are available at <http://www.keepsandiegomoving.com>.
  - d. California 52<sup>nd</sup> Congressional District – Duncan D. Hunter: Ellen Maitlan was introduced to the MMCPG; she will represent Congressman Duncan Hunter at future meetings.
4. Public Comments and Announcements
  - a. Bruce Brown – Vulcan is hosting an October 23 open house, where Boy Scouts may earn their Geology merit badge. The October and November MMCPG meetings will take place at GenProbe. All 2011

meetings will be held at Vulcan.

- b. Ted Brengel – Discussed upcoming Street Fair.
- c. Tom Derr – Exchange Club is hosting a Football Pool for Youth Projects, \$25 per chance. Invited anyone interested to participate.
- d. Several public comments from attendees regarding lack of notice for SDG&E meter replacements (shut off power without notice, etc.)

## 5. Old Business

- a. Casa Mira View – John Leppert (Info Only): Grading begun in August; this is remedial grading since the project has been extended. Just submitted plans for parking garage – hope to pull the permits in January. January 1 – 235 units; first plans submitted. Total development will take up to 10 years. The triple turn lane at Westview onto Mira Mesa Blvd (eastbound) has been permitted. Black Mountain Rd (northbound) at Mira Mesa Blvd (east turn) - negotiating with Roberto's for right-of-way. Black Mountain Rd (northbound) at Hillery (turn east) – negotiating with Miramar for right-of-way. Gold Coast at Black Mountain Road – received right-of-way from SDUSD; waiting on Miramar. Changes at Hage Elementary – school approved, state must approve new sidewalk. Will be giving a presentation on east of freeway at Mira Mesa Blvd. Displayed drawings showing proposed artwork to be featured at the development; art will be purchased and placed around the development, in locations where it may be publicly viewed.

- b. Mira Sorrento – Jim Bartell:

July 2008 – First presentation at Planning Group meeting  
March 2010 – Reformed the MMCPG subcommittee  
Sept 2010 – Ready to move forward; seeking MMCPG approval

Shawn Dires – President, Pacific Entitlement, representing  
California Mortgage; Seth Torma

Zoning change from Industrial Park & Open Space to just Industrial  
Park. Met with FAA due to flight path restrictions.

Bldg 1 – 8 stories with underground parking  
Bldg 2 – 7 stories with underground parking  
Bldg 3 – 7 stories with underground parking

Style of architecture – distributed document showing 6 examples

from which they will model the architecture.

Traffic – signalization at Mira Sorrento Blvd will be paid for by the project, not from FBA funds.

The building core and shell are seeking LEED Silver certification.

Seth Torma – Reviewed future roadway projects including I-805 DAR, Carroll Canyon extension, etc.

Rosell St – to be signalized  
Sorrento Valley Blvd at Vista Sorrento Pkwy – signal improvements for northbound Vista Sorrento turning eastbound and a right turn lane to be added on Sorrento Valley Blvd.

A shuttle will be provided to transport building occupants to the Coaster in perpetuity.

Vista Sorrento at Mira Sorrento – 2 turn lanes.

FBA – scheduled to pay for turn lanes on Pacific Heights at Mira Mesa Blvd and Sequence Drive at Mira Mesa Blvd. A determination is needed as to whether this is still in the FBA plans.

Building scheduled to be online in 2013.

Condition of construction – NO OCCUPANCY MAY OCCUR until DAR and other traffic mitigation projects are completed.

Phil inquired about the “steep slope” issue; since most of the slope was artificially created, the project is exempted from “steep slope” requirements.

Motion to support project was made/seconded by Phil Lisotta/Joe Frichtel. Motion carried unanimously (11-0).

- c. Traffic calming – Gary Pence for Tom Landre: Chicanes are proposed for Marbury St. and Rickert Rd. Only two comments received after mailing letters to Marbury St. residents: One in favor of chicanes, one opposed. No residents on Rickert Rd, and no responses.

Tom Durr spoke in opposition to chicanes on Marbury; it will remove too many parking spaces, which are needed because so many homes on that street are 4 and 5 bedrooms (and many also rent out rooms, increasing the number of vehicles per house).

An unidentified gentleman who lives on Marbury spoke in support of the chicanes, saying the traffic speed is often excessive.

The city is OK with chicanes on Rickert Rd. Tom Durr stated that he will try to get a petition signed by the residents of Marbury St, in opposition to chicanes on that street. The city has obtained the necessary right-of-way to build the dual turn lane from Black Mountain Rd (southbound) onto Hillery Dr (eastbound – toward DAR).

- d. Sign Update for Ralph's Center – Brett Feuerstein: Brett presented sketches showing the proposed new signage, and discussed city requirements.

Motion to support the project was made/seconded by Bruce Brown/Phil Lisotta. Motion carried unanimously (11-0).

## 6. New Business.

- a. City of San Diego Kearny Villa Road Bike Path Study – Mark Jugar, Rick Engineering, info only:

Presented three potential new alignments for bike path:

Alignment 1 – 2 way on west side of Kearny Villa Rd

Alignment 2 – 2 way on east side of Kearny Villa Rd

Alignment 3 – “Road Diet”; remove an existing lane of traffic and dedicate to bike path.

Jim Lundquist – in charge of bike lanes for San Diego

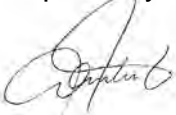
Most comments suggested that Alignment 3 was unworkable; there is already too much traffic on the existing lanes, and removing a lane would create “gridlock”. Most comments suggested that Alignment 1 seemed more feasible due to existing grade.

- b. MMCPG December schedule

Motion to cancel December meeting (“go dark”) made/seconded by Bruce Brown/Irwin Rose. Motion carried unanimously (11/0).

7. Reports (informational items):
  - a. FBA Subcommittee – Bruce Brown: FBA to vote at October meeting, barring comments/questions FBA committee told city to keep FBA rates the same for now, for consistency and to get enough money up front.
  - b. Report of the Chair (Linda Geldner): Report suspended.
  - c. Mira Sorrento and SDG&E Substation Subcommittee: (Covered under item 5(b) above.)
  - d. Transportation Center Subcommittee: Subcommittee pending formation.
  - e. CPC – Pat O’Donohoe: No information.
  - f. Los Penasquitos Canyon Citizens’ Advisory Committee: No information.
8. Motion to adjourn made/seconded by Joe Frichtel/Irwin Rose. Motion carried unanimously.

Meeting minutes taken by Bari Vaz.  
Respectfully submitted,



John Horst  
Secretary, Mira Mesa Community Planning Group