

MIRA MESA COMMUNITY PLANNING GROUP - MONTHLY MEETING
7:00 PM, Monday, October 18, 2010
Gen-Probe Headquarters, Main Auditorium
10210 Genetic Center Drive
San Diego CA 92121

7:00 p.m. Call to Order: In attendance: Michael Linton; Pat O'Donohoe; Joe Frichtel; Bruce Brown; Linda Geldner; Erwin Rose; Phil Lisotta; Mark Kornheiser; Ian Firth; John Horst.

1. Adopt draft agenda: Motion made/seconded by Phil Lisotta/Joe Frichtel to accept the draft agenda as the official agenda.
2. Approval of Minutes: Approval of minutes for September 2010 held in abeyance until the next meeting.
3. Staff Reports - Information items
 - a. MCAS Miramar - Juan Lias: No report other than expressing the Marine Corp appreciation for community support with the Air Show.
 - b. Council District 5 Update – John Ly: Mira Mesa Blvd. repaving is under way and improving travel on Mira Mesa Blvd. City Council voted to increase their portion of their pension. Councilmen DeMaio and Faulkner, as well as the mayor, do not take pensions. Update on identifying waste in government. Councilman DeMaio opposes the legislation raising the Center City Redevelopment spending cap.
 - c. Sterling McHale: New staff representative for Nathan Fletcher introduced himself. Mr. McHale Spoke to the controversy over the redevelopment cap and indicated that it was done primarily to make sure money was kept in the local governments rather than sent to Sacramento or other areas.
 - d. Office of Duncan Hunter – Ellen Malin: No information.
 - e. I-15 Public Information Officer- Kara Palmer: No information.

4. Public Comment and Announcements – Information items

- a. Non- Agenda Public Comment – 2 minutes per speaker: None offered.
- b. Announcements- 2 minutes per speaker
 - i. Joe Frichtel asked that future opportunities permit 3 minutes rather than 2.
 - ii. Mike Linton announced geology day on October 23rd at Vulcan.

5. Old Business

- a. Public Facilities Finance Plan (PFFP) update for Mira Mesa- Presentation by Angela Abeyta from the city of San Diego on the scenarios for builder fees and build-out of Mira Mesa. Scenarios and spreadsheets are posted at http://miramesatowncouncil.org/planning_group.htm. Three options were developed: Keep FBA per-single-family rate at current rate through 2025; keep FBA at current rate through 2015 and then increase by 4% for inflation for each subsequent year until 2025; and reduce the fee 15% for 2011, increasing by 4% each subsequent year until 2025.

Bruce Brown chaired the FBA Subcommittee and reported that the first option was the preferred option. The third option has been tried and did not spur development quite as was intended by lowering the fee. Option one is the preferred choice, but the Community Planning Group should revisit the matter at least every two years to respond to inflation. This provides developers with a stable cost basis and at the same time allows the community to get the most benefit of the monies available.

Jeff Stevens demonstrated that not accounting to inflation, and supposing a one-year delay on each project, the 2025 balance would be at a deficit. On that basis he argues for Scenario 2, keeping it the same until 2015 and then increasing it by 4% per year until 2025.

Stuart Posnock from the Casa Mira View developer is trying to get financing for the project, but the difficulties with getting credit makes the increase in fees a very difficult situation. The third option of lowering the fees is attractive for this reason.

John Leppert, civil engineer for the Casa Mira View development, complimented the advice provided by Bruce Brown and Jeff Stevens to the CPG. He spoke in favor of the third option as well, but with the understanding that the matter can be revisited annually to make sure the FBA remains viable. This will allow development to proceed more quickly, resulting in funds being made available to the FBA more quickly.

General questions as to how the option numbers were developed were asked and answers. Bruce made motion to recommend the city plan with the first scenario. Joe Frichtel seconded the motion. Discussion commenced with concerns expressed about the suspension of the inflation factor. Pat O'Donohoe called the question. Motion failed 3/6/2. Michael Linton and Ian Firth abstained due to their belief that they have a possible financial interest in the outcome. Subsequent motion made/seconded by John Horst/Phil Lisotta to recommend the City plan with option #3. Motion carried 5/4/2. Michael Linton and Ian Firth abstained for the same reasons as the first motion.

- b. SDG&E Substation – Presentation by Mary Turley, Project Manager for SDG&E, made final presentation on substation project. The project had been delayed due to a change in the estimated power demands. The project is being requested at this time due to an updated five-year forecast for power demand. Service date is expected to be March 2013 depending on PUC permit approval. Design has incorporated signage and design requests made by the Sorrento Mesa Substation Subcommittee. Phil Lisotta, the subcommittee chair, indicated satisfaction with the overall response of SDG&E to the concerns of the CPG.

SDG&E is asking for a position statement from the CPG in support of the project. Joe Frichtel moved that the CPG take a position supporting the project only as long as the project is presented again when ministerial permit for grading has been pulled. Motion seconded by Bruce Brown. Motion carried 10/0/1. Ms. Turley requested these meeting minutes reflect that further questions can be sent to mturley@semprautilities.com.

6. New Business: None.

7. Reports (information items):

- a. Report of Chair/correspondence – Linda Geldner: Sandi Smith has resigned her business owner seat on the CPG. Linda announced requirements for upcoming election. Otherwise see Appendix 1.
- b. Transportation Center Subcommittee – No information.
- c. CPC- Pat O'Donohoe: Action item for all planning groups. Todd Gloria presented a proposal making processes more difficult for stores like Wal Mart to the Planning Commission. Motion (before Planning Commission) to support failed 14/12/2. Affordable/sustainable development proposal also came before the CPC, who decided to refer the matter to the various CPGs (22/5/1).

- d. Los Peñasquitos Canyon Citizen's Advisory Committee Report – Pam Stevens: No information.

8. Motion to adjourn made/seconded by Linda/Phil. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Horst", written in a cursive style.

John Horst
Secretary, Mira Mesa Community Planning Group