

**MIRA MESA COMMUNITY PLANNING GROUP
MONTHLY MEETING MINUTES
7:00 PM, Monday, 21 May, 2012**

7:00 p.m. Call to Order: In attendance - Bari; Pat; Joe; Bruce; John H; Jeff; Matt Woods; James Richie; Tom Derr; Craig Radke; Phil Lisotta; [Eileen Magno; Joe Punsalan – voted in to fill vacancies under item 3 (b)].

1. Adopt draft agenda – Action Item
 - a. Promote 5(a) to action item. Motion made/seconded by John Horst/Joe Frichtel to promote item 5(a) to an action item. Motion carried 11/0/0.
 - b. Motion to adopt draft agenda as amended made/seconded by Bruce Brown/Joe Frichtel. Motion carried 13/0/0. (Ted Brengel & Mike Linton joined.)
2. Approval of Minutes: April 2012: No corrections were requested. The April 2012 minutes were deemed approved by unanimous consent.
3. New Business
 - a. Review and corrections to MMCPG Roster and terms of office. Discussion centered on the election of 2011 where Craig Radke stood for election to the business owner seat formerly held by Sandy Smith. This was in error as the seat's term expired in 2013 and should have been filled as a vacancy by the Executive Committee, rather than via election. Craig agrees and understands that the roster as published currently has his seat up for election in 2013. The seat previously held by Christ Community Church also comes up for election in 2013. Motion was made/seconded by James Ludwick/Jeff Stevens to ratify this understanding of the roster, seats and terms. Motion carried 13/0/0.
 - b. Election to fill vacant MMCPG positions – Joe Punsalan is volunteering for residential seat expiring in 2015. Pacific Lighthouse Christian Fellowship (Eileen Magno sitting for pastor Julio Magno) volunteered for business seat expiring 2013. Motion was made/seconded to accept these new candidates by Jeff Stevens/Tom Derr. Motion carried 13/0/0.
 - c. Planning Groups and Elections; Directives from Council Policy 600-24 were reviewed. The CPG cannot support candidates during the election. Should a candidate for office show up, they are allowed to speak at the customary non-agenda public comment period, but the CPG may not formally invite a candidate to speak to the group.
 - d. FBI Field Office, Mike Asaro, Architects | Delawie Wilkes Rodrigues Barker: Mr. Asaro showed the large scale drawings. The project is before the group for a Process V Substantial Conformance Review for an amendment to the Coastal Development Permit related to the conservation easement to allow for security fence. Motion made by Ted Brengel/Bruce Brown recommend approval. Motion carried 15/0/0.
 - e. Mira Mesa DAR/Miramar College Transit Station, Genevieve Fong, Caltrans. Ms. Fong clarified that no action is being requested and reported on opening of HOV lanes and subsequent improvements to peak travel times. Construction of Hillery DAR will begin at the end of June. There is an open house on June 12 at 6pm at Walker Elementary to provide details on the DAR project. The corridor newsletter was distributed. Gerard Chadergian (Design/Project Manager for CalTrans)

discussed DAR-related traffic improvements funded by CalTrans, which will be started next year.

- f. Camino Village Center, Isaac Abid, HP Investors – No one present at the meeting. Action deferred.
 - g. Stone Creek Subcommittee Recommendations, Jeff Stevens, Subcommittee Chair. The subcommittee reviewed and discussed formal initial recommendations to the City concerning the Stone Creek development. (The text of these recommendations is included herein as Appendix 1.) Mr. Stevens reviewed the recommendations. Motion was made/seconded by Ted Brengel/Bruce Brown to accept the recommendation as the formal recommendation of the Planning Group to be forwarded to the City. It was noted that Mike Linton, Matt Woods and Joseph Punsalan should recuse themselves from voting due to relationships with companies having a financial stake in the project. Question was called and motion carried 12/0/3. Mike Linton, Matt Woods, Joe Punsalan abstained.
4. Staff Reports - Information items unless otherwise noted
- a. MCAS Miramar – Juan Lias: New CO at Miramar coming this Summer.
 - b. I-15 Public Information Officer – Genevieve Fong. Reported under 3(e).
 - c. Council District 5 Update – John Ly: John was present, but had no report.
 - d. Office of Nathan Fletcher – Sterling McHale: No information.
 - e. Office of Duncan Hunter – Andrea Jones: No information.
 - f. Office of Brian Bilbray – Will Zasadny: No information.
 - g. Office of Christine Kehoe – Andrew Kennerly: No information.
 - h. Office of Pam Slater-Price – Steven Hadley: Handed out newsletter.
 - i. Office of Ron Roberts – Lauren Prescott: No information.
5. Old Business
- a. Salk Elementary Update – John Stokes, San Diego Unified School District. Mr. Stokes was not present. John Horst read an email from Mr. Stokes about the status of the project. Of concern was a request from Mr. Stokes to work with the City on permitting issues for a very small part of the land to be used for habitat mitigation. Motion was made/seconded by John Horst/Ted Brengel to request Carl's office to initiate action to alleviate any permit requirements which would adversely affect schedule. Discussion ensued and motion was deferred pending review by John Ly with John Stokes to see what action is needed by the City.
6. Public Comment and Announcements – Information items
- a. Non-Agenda Public Comment – 3 minutes per speaker: Joe Frichtel raised the issue of Mesa Verde trees having been planted such that active use can no longer be made of the park. These trees need to be moved to recover the open space for active uses. Joe believes at some point the community may need to advocate with City Council to remedy the issue. Jeff Stevens requested community members interested in use of

the park to assist with advocating with the Rec Council.

- b. Announcements - 2 minutes per speaker: Pam Stevens Sat May 26 Mira Mesa's Got Talent at Senior Center on 7-10pm. Joe Frichtel announced the Top Gun soccer tournament.
7. Reports (information items):
- a. Report of Chair/correspondence – Bari Vaz: The Town Council is addressing the police beat map. The CPG will be asked to execute a letter supporting correcting the map to reflect Mira Mesa East/West instead of Sorrento Mesa.
 - b. Transportation Center Subcommittee – Joe Frichtel: No info further than the CalTrans report regarding the DAR and parking garage.
 - c. Stone Creek Subcommittee - Jeff Stevens: Reported under 3(g)
 - d. AT&T Ice House Subcommittee – John Horst: No information.
 - e. CPC- Pat O'Donohoe: Major item discussed was affordable housing parking ordinance. Motion to approve ordinance failed. A new chairperson will soon be elected. Tomorrow's meeting will consider modifying planning group policy to get "greater diversity" on planning groups. It is unclear as to what this means. Some planning groups apparently do not have criteria for membership.
 - f. Los Peñasquitos Canyon Citizen's Advisory Committee Report – Pam Stevens: No meeting in May. Chairman stepped down for health reasons. Vice Chair was out of town. Next meeting will be in July.

Motion to adjourn made/seconded by Bruce Brown/John Horst. Motion carried unanimously.

Respectfully submitted,



John Horst
Secretary, Mira Mesa Community Planning Group

Appendix 1: Stone Creek Subcommittee Recommendations.

In attendance: Jeff Stevens, John Horst, Bruce Brown, Joe Frichtel, Mark Kornheiser, Tom Derr, James Ludwick. Motion to forward recommendation to the full Community Planning Group made/seconded by John Horst/Joe Frichtel. Motion carried successfully. The text of the recommendations is as follows:

May 21, 2012

The Stone Creek Subcommittee of the Mira Mesa Community Planning Group has been reviewing versions of the proposed Stone Creek project since October, 2006. Although the project has evolved over that time period, the main concerns expressed by the subcommittee are still much the same as noted in the minutes of those early meetings. Although we have not completed our review of the project, we feel that it is important to make some recommendations at this time while the project is still in the planning process and has not yet received approval of City staff. The main issues are 1) public facilities, particularly active use parkland; 2) traffic; and 3) appropriate changes to the community plan in the community plan amendment.

The Stone Creek project is very large. In fact it is the largest single project ever proposed in Mira Mesa, and it will increase the population anticipated in the community plan by 17% - almost 15,000 people (half the population of Scripps Ranch). That will impact all of our public facilities – it means 17% more library patrons, more people using our parks, more students in the schools, more area for fire and police service to respond to, etc. The project should therefore provide mitigation for these impacts, and the community plan should take into account the community-wide effects of this population increase. The subcommittee would like to make the following specific recommendations:

1. Traffic – Traffic must be mitigated to the extent that levels of service on existing Mira Mesa streets and through existing Mira Mesa intersections are no worse after the project is completed than they would be without the project.
2. Road improvement – Carroll Canyon Road must be completed from I-15 to I-805 before any residential units are occupied. If this is impossible due to land in private ownership, then the remainder of Carroll Canyon Road must be completed plus road improvements sufficient to route traffic along Miramar Road and Carroll Road until Carroll Canyon Road is completed.
3. Parkland – The Stone Creek project, optionally together with the Fenton/Hanson project, should provide a minimum of 30 acres of active use parkland, including a minimum 20-acre Community Park, in Carroll Canyon (or a suitable alternative in Mira Mesa) prior to the occupancy of any residential units. The community has long anticipated a large active use park in Carroll Canyon, as stated in the reference to an “enlarged park to meet the demand for additional athletic fields” in the Community Plan. The Stone Creek developer has been trying to make the case that this refers to the park on the Hanson property, but the park in the Hanson (Fenton) master plan is only 10 acres, and in any case the additional population will need more active use park space than is in the existing

community plan.

4. Community Plan – the Community Plan amendment should update all parts of the Community Plan that are affected by this project and the additional population it will bring. This should include updates to the buildout traffic projections and updates to public facilities. The amendment should include the additional population of this project, added to the current buildout population in the Community Plan. The amendment should not include SANDAG’s higher future population projection unless it is accompanied by an explanation for this additional population. The amendment should include additional parkland to meet population based park standards, and should not include statements suggesting that it is not necessary to meet park standards. In particular in the current draft plan amendment the language “Proposals for acquisition and development of sufficient park acreage to meet the standards for population-based parks are provided...” is changed to “Proposals for acquisition and development of park acreage *to help* to meet the standards for population-based parks are provided...”. This change makes the statement meaningless and should not be made.