

Mira Mesa Community Planning Group Meeting Minutes

Date/Time: June 16, 2014 7:00pm

Location: Vulcan Materials, 7220 Trade Street, San Diego, CA 92121

Call to Order – PG Members In attendance:

- | | | |
|------------------|-------------------|-------------------|
| 1. Ted Brengel | 6. Tom Derr | 11. Joe Frichtel |
| 2. Bob Mixon | 7. James Ludwick | 12. Ralph Carolin |
| 3. Bruce Brown | 8. Julia Schriber | 13. |
| 4. Craig Radke | 9. Kent Lee | 14. |
| 5. Pat O'Donohoe | 10. Walt Kanzler | 15. |
| | | 16. |

1. Secretary Walt Kanzler nominated Ted Brengel to chair the meeting in the absence of the Chair and Vice Chair. - Second by Bob Mixon. Unanimously approved
2. Non-Agenda Public Comments:
 - a. Julia S. Sorrento Valley Signs on agenda. John refused again.
3. Adopt Draft Agenda – Draft agenda approved by unanimous consent.
4. Adopt Previous Meeting Minutes – No changes were requested and minutes were adopted by unanimous consent.
5. Verified Quorum- 12 members.
6. Old Business
 - a. None
7. New Business
 - a. Schedule: MMCPG goes dark in July and December. Unanimously approved.
 - b. Barnes Canyon easement - SWS Engineering
 - i. Lot 95 of Lusk Industrial Park
 - ii. No longer loop system.
 - iii. Easement vacation requested
 - iv. Raised planter and deck not allowed to construct
 - v. Water department has approved.
 - vi. 12" water line
 - c. Sorrento Gateway SCR: Kilroy Realty

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- i. Propose Medical Office Additive SCR
 - ii. 4930 Director's Place
 - iii. Similar property developed nearby
 - iv. Existing**
 - v. 3 story 80,000 SF
 - vi. 4 per thousand
 - vii. Proposed**
 - viii. Reduced to 70,000 SF added parking deck
 - ix. 5 per thousand
 - x. Request to change to action item by Brian Brady
 - xi. For 2/3 majority requires (13) currently have (12)
- d. Carroll Canyon Commercial Center: Scripps Ranch Planning Group- Wally Wolpeck Chair
 - i. Sudberry Northeast corner
 - ii. 145,000 SF Shopping center 122k big box store (Walmart, Target)
 - iii. Draft EIR last September.
 - iv. Submitted to City in October 2013
 - v. Conformance with City Plan- in question
 - vi. Seals off Carrol Canyon Road.
 - vii. Currently only have 4 exits out of Scripps Ranch
 - viii. MM Blvd, Scripps-Poway, Pomerado, heavy traffic
 - ix. Lorayne Burly presented additional remarks on WaterMark
 - x. Additional Project may impact Mira Mesa
 - xi. WaterMark project with Med Impact
 - xii. Construction to start in Summer 2014 on Industrial Site
 - xiii. Upscale Retail
 - xiv. Traffic Concerns
 - xv. Mitigation measures – extend bike path with Bridge...
 - xvi. Comments Ted B. Working together with planning groups to best understand project outcomes and how they impact adjacent communities. Working together with developers to bring projects along with appropriate stakeholders. Our neighbors in Scripps Ranch, will review EIR. Support our local planning groups.
- e. Medical Marijuana Consumer Cooperatives: General comments and observations:
 - i. General comments and observations: Apply city ordinance to application and CUP. Determine if it meets requirements of ordinance. Limited to 4 per city council district. Tonight we listen to presentations. #5 Cynthia Morgan Application withdrawn.
 - ii. Glass Tec Entities-9212 Mira Este Court- Rollins representing
 - i. Dead end cul de sac 2 story office
 - ii. Adjacent tenants industrial- small independent companies
 - iii. Presented photos- emphasis on off the main roads
 - iv. 2nd floor access from stair. 2720 SF space.
 - v. Reception/security
 - vi. 4 offices
 - vii. Break room
 - viii. Dispensary area.
 - ix. Private third party security, cameras, alarm system

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- x. Safety well thought out.
 - xi. Completeness review
 - xii. CUP – Edith Guiteriez comments this week.
 - xiii. Buffers required are addressed.
 - xiv. Public improvements may be required.
 - xv. Early stages of design
 - xvi. Meet the communities needs.
 - xvii. Being this is new use.
 - xviii. Architect Scott Burnett presenting on behalf of the Cooperative
 - xix. 4 board members- Doctor, Attorney, Chemist, Architect
 - xx. Security must be third party- verification in reception area.
 - xxi. Cameras and motion detectors. Throughout the interior and exterior
 - xxii. Security Guard monitors all cameras.
 - xxiii. Two pick up a day for moneys exchanged.
 - xxiv. Safes in discrete areas.
 - xxv. Is ADA access provided? Yes there is an elevator. Not shown on drawings.
 - xxvi. If a future occupant where to move in adjacent within 1000 feet that is a non allowed occupant, what provision
 - xxvii. City would review additional occupants for CUP, Schools, churches, etc.
 - xxviii. How will the City and planning address this?
 - xxix. How will a break in be avoided? Answer: Alarms, Security, monitored.
 - xxx. MMCC: Consumer Cooperative, Non-profit, required by ordinance, state attorney’s opinion addresses this. Designed to isolate and protect against federal law prohibitions. Not a profit oriented company. Higher level of scrutiny for Conditional Use Permit. Collective will have a limited clientele.
 - xxxi. Any way to prevent usage of product at building exterior? Not required by the ordinance. Any issues with loitering will be addressed with security.
 - xxxii. Are you now or have you been in business in this location? No
 - xxxiii. Why are you going through the process of becoming a legal, legitimate MMCC.
 - xxxiv. 17 of 18 in other districts have been denied.
 - xxxv. Discussion- Code enforcement is understaffed.
 - xxxvi. Fines are being paid due to
 - xxxvii. Growers are concerned about providing 1099 info.
 - xxxviii. Possibility of 2 legal
 - xxxix. Consultation aspect. Cannot be provided on site.
 - xl. Tax revenue contribution may be used towards Code Enforcement and Police
 - xli. How do you verify Doctor’s prescription? Allows for license in state. Verification includes license and second ID. Does it allow for limits on
 - xl.ii. San Diego United. Gymnastics school for children 600’ needs to be verified.
 - xl.iii. What is the follow up. May be questions from the group at time to vote.
- iii. EJ Marketing MMCC
- i. Evan Johnson- parent of 2 kids

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- ii. Request to open MMCC at 7128 Miramar Road.
 - iii. Involved with industry since 2010
 - iv. Over 20 states legalized Marijuana
 - v. Careers, tax revenue
 - vi. Stigma drug for criminals-
 - vii. Helps some from acute pain, etc
 - viii. US patent anti oxidant properties, provide comfort , side effects
 - ix. CBD and THC provides benefits to applicants
 - x. Customers are called patients
 - xi. Includes a delivery service
 - xii. Professional establishment- dress code
 - xiii. Drivers, where black uniforms
 - xiv. Store is not visible from the street.
 - xv. Does not service the public
 - xvi. Security provided by third party. Armed guards. No loitering will be allowed
 - xvii. 3 driveways
 - xviii. 80—100 patients a day
 - xix. Tested for potency- and toxins
 - xx. Company sells products only to 18 and over
 - xxi. ID must be verified, per verified doctor.
 - xxii. For delivery, paperwork is verified
 - xxiii. New patient, what issue are you trying to correct
 - xxiv. Medical Marijuana retail program to determine values
 - xxv. Warning labels- prop 215 bill noted
 - xxvi. Warning of addiction- support anti addictive behavior
 - xxvii. No more than 1 once bi weekly.
 - xxviii. Dr. Perry Sexton Encinitas Family Care provides medical marijuana recommendations.
 - xxix. No financial connection to MMCC- compassionate care act.
 - xxx. State and federal law enforce compassionate care act.
 - xxxi. Avoid crime that may be caused by use of medicine
 - xxxii. Doctor advises to establish relationship with dispensary.
 - xxxiii. Promote other illegal activities. Concern about areas surrounding.
 - xxxiv. DEA addresses opiate addiction concerns in coordination with Doctor.
 - xxxv. Worked to reduce addiction rate by 20% in Encinitas.
 - xxxvi. Pervasive Illegal Medical Marijuana dispensaries were noted.
 - xxxvii. Vertical Hold may be within 800' rock climbing gym for youth. Address?
 - xxxviii. Currently in business as delivery service in Old Town.
 - xxxix. MiraMesa Blvd
- iv. MEDBOX Publicly traded company since 2010 presented by Matthew Feinstein VP.
- i. Work with Cities and states , MMCC to insure success
 - ii. Operates in 4 states with more than 400 clients.
 - iii. Filed for CUP at 8008 Miramar Road
 - iv. No sensitive uses within 1000'
 - v. 1200' to closest sensitive use
 - vi. Floor plan presented
 - vii. 11 parking spaces. Will comply with all applicable regulations

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- viii. 7am-9PM daily
 - ix. State registered pharmacist
 - x. District Manager with oversight
 - xi. Arizona employees will train local staff
 - xii. Secure Safe- Member only room real time biometric chain of custody
 - xiii. POS system- medicine is in safe only. fingerprint scan
 - xiv. Benefits of Medbox- most reputable company in industry
 - xv. Quality of inventory control. Insures compliance with local and statewide laws.
 - xvi. Is this a franchise? NO. MEDBOX, management oversight. Business management
 - xvii. Anna Yentile, Latitude 33 Planner representing Medbox.
 - xviii. Who is the owner? Have not selected direct owners.
 - xix. Patients cannot serve themselves.
- v. Nicole Britvar: 7625 Carroll Rd MMCC
- i. Handout provided
 - ii. Paul Britvar presenting location - slightly off Mirimar Road
 - iii. Small corner lot, near John Deere, Dixieline, industrial.
 - iv. Property is not ADA accessible.
 - v. Retail use proposed.
 - vi. 5 parking spots per 1000 SF required.
 - vii. Photos presented.
 - viii. ADA ramp proposed on handout
 - ix. Striping and resurface of lot proposed
 - x. Parcel requirements being presented.
 - xi. 56,000 SF lot, parking provided for 10
 - xii. Traffic counts. ADT's 27,000
 - xiii. Deliveries, customers using parking lot for access.
 - xiv. Existing floor plan presented. We will provide what Planning group requires?
 - xv. What security measures are recommended? Lighting 24 hours. Security cameras barbed wire fence.
 - xvi. Alarms, Hold up Silent Panic button
 - xvii. CCS California Commercial Security
 - xviii. Locked exterior circuit breakers
 - xix. Matthew Compton- operator, local native san diegan
 - xx. Will operator own property? No. adjacent space is leased to others.
 - xxi. Finance and night club industry
 - xxii. Children in school in Clairmont
 - xxiii. May provide amenities(pool), giving back to community, no explanation
 - xxiv. Existing owner uses the balance of building for contractor and equipment.
 - xxv. Question about windows on side setback possible break in.
 - xxvi. Ordinance provides outline of what is needed.
 - xxvii. Project assessment letters will provide details from the city for compliance.
- vi. Presenters thanked for presentations

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8. Elected Officials/Government Agencies

- a. United States Congress – Scott Peters, California 52nd District: No Info
- b. California Senate –Marty Block, District 39: No Info
- c. California Assembly – Brian Maienschein, District 77: No Info
- d. San Diego County – Dave Roberts, Board of Supervisors District 3: No Info
- e. City of San Diego – Mayor’s Office: No Info
- f. City of San Diego – Lorie Zapf, City Council District 6: Ryan Purdy, rpurdy@sandiego.gov
 - 619-236-6616
 - i. Brief updates- city budget passed
 - ii. Library hours added
 - iii. Police cameras
 - iv. Land Use policy
 1. Pacific Beach, North Park, Alcohol consumption concerns.
 2. Enforce laws on the books
 3. Lions Club- flag raised fine?
- g. San Diego Unified School District: No Info
- h. MCAS Miramar –Fairy Shrimp Environmental Management Department stickers provided
 - i. Date of Airshow October 3-5. Original format.
- i. CalTrans: No Info
- j. City of San Diego – Planning department - Dan Monroe
 - Code compliance additional staff

9. Announcements:

- a. Mira Mesa Mustangs play La Jolla
- b. Movie in the park at hourglass Saturday June 21 FREE Despicable Me
- c. San Diego- Night Market from 5-10 PM. 18,000 show. Volunteer event. Kearny Mesa.
 - i. Request to have in Mira Mesa. Finding appropriate venue. Asian Night Markets. More attention to Convoy area.
 - ii. August 16 and September 20. Possibly at Mirimar College. Parking available. City special events.

10. Reports:

- a. Report of the Chair
 - i. Email sent to city traffic sign department
 - ii. Requested city review traffic calming or signal at Camino Ruiz
 - iii. Transportation sub committee- update on traffic calming.
 - iv. Stone Creek, no update
 - v. Community Planners meeting, Joe Lacava reelected, Pat
 - vi. 377 request for CIP, 40 active projects already submitted, 203 identified for future funding. Include park on the list for FY 15. FBA Facilities Benefits Assessment pays for local improvements.
 - vii. City Car Share program will be expanded
 - viii. Props B&C reviewed

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- ix. Administrative guidelines to be reviewed.
- x. Reactivated subcommittee to review developer fees and FBA's
- xi. Look out for new requirement on oversized vehicles. RV parking.
- b. Los Penasquitos Canyon Citizen Advisory Committee – Pam.
 - i. No meeting due to Wildfires in May.
 - ii. Only 4k away fundraising for fireworks.
 - iii. Celebrating history of Mira Mesa- display at Mira Mesa Branch Library.
 - iv. Looking for photo of Bradshaw's, early 70's, etc.
- c. Marco Gonzalez filed a fireworks lawsuit. May require CEQA review.

Additional Attendees from Sign in sheet:

Wally Wolfeck, Lorayne Burley, Joel Volsky, Scott Bernet, Michael Rollins, Preston Ayer, Anne Yentile, Matt Feinstein, Oscar Urteaga, Paul and Nicole Brituar, Matt Compton, Matt Brady, Brian Brady, Steve Maciej, Kristin Camper, Ryan Purdy, Dan Monroe

Adjourn: 9:18 PM