

Mira Mesa Community Planning Group Meeting Minutes

Date/Time: January 21, 2016 7:00 pm

Location: Mira Mesa Public Library

1.	Robert Mixon	6.	Kent Lee (Absent)	11.	Ralph Carolin	16.	Michael Linton
2.	Craig Radke	7.	Jeff Stevens	12.	Julia Schriber	17.	John Horst
3.	Pat O'Donohoe	8.	Ted Brengel	13.	Joe Frichtel	18.	Albert Lee
4.	Vik Chaudhry (Absent)	9.	Ken Kaplan	14.	Tom Derr		
5.	Joe Punsalan	10.	Jon Labaw	15.	Craig Jackson		

Action/Information: All items noted as (Action) items may be moved/seconded as a Question for discussion and vote. All items not so noted will be information items.

Order of Consideration: Items on this agenda may be discussed in an order different than shown here for the convenience of elected officials, representatives of government agencies or other participants. The Chair will present such changes in the order of consideration for unanimous consent if there are no objections, or subject them to a motion/second and 2/3 vote as indicated by Robert's Rules (11th Ed., pg. 363).

1) Call to Order – John Horst

a. Non-Agenda Public Comments:

i. Julia

1. **Three consecutive absences are cause for removal. Should keep track of this and announce when this happens.**

2) Adopt Previous Meeting Minutes (Action).

- a. Sep minutes accepted
- b. Nov minutes adopted

3) Old Business

- a. Stop sign at Andesol & Acama
 - i. Stop sign traffic study
 - ii. City states it does not meet the standard for a stop sign.

4) New Business

a. Facilities Benefit Assessment

- i. Angela – Planning Dept – *See Powerpoint Handout and FBA FY 2014 Report*
- ii. FY2014 Update issued at meeting; 2 types of projects
 1. FBA (Mira Mesa)
 2. Dev Impact fees (DIF)
- iii. FBA will be updated in 2016
- iv. Can be found online.
<http://www.sandiego.gov/facilitiesfinancing/plans/miramesa.shtml>
- v. Mayor needs to approve before Angela can meet with a subcommittee

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- vi. John – What is the remaining balance of fund for the park project?
 - 1. Approx. 30 million
- vii. Jeff – Include Stone Creek?
 - 1. Stand alone update without Stone Creek
 - 2. Will need to provide amendment after Stone Creek
- viii. Ken – Will we transfer into a DIF community?
 - 1. No
- ix. Julia – What projects get money from development projects
 - 1. Based on transportation phasing or population needs
- x. Jeff – Motion to create subcommittee
 - 1. Bruce chairing – Unanimous
- b. SANDAG Regional Plan
 - i. None present
- c. San Diego Solar (Information Only)
 - i. Bryan Olson
 - ii. See Handout
 - iii. Miramar Place Op Center
 - 1. Solar
 - iv. John – Will produce more power than used at facility?
 - 1. No, meet 80% of usage
 - v. John – Can renters have an opportunity to purchase power at a reduced rate?
 - 1. There is an effort at the city for this type of plan
- d. Bylaws Update
 - i. John sent highlighted update with proposed changes
 - ii. Change two property owner seats to landowner seats with developable land
 - iii. Third prop owner seat becomes business seat
 - iv. Jeff – City has provided shell. John has made changes. There are not from the City
 - v. Julia
 - 1. Article 3.
 - a. Seats – Business seats to match geography of area
 - b. Use planning group instead of Executive committee for consistent terminology
 - c. Object to limiting nonprofit to 1 seat.
 - d. Election Procedures
 - i. Julia to send list to John
 - vi. Jeff
 - 1. Reservations about dividing geographically
 - 2. Property owner seats
 - a. Reserve 2 for land owners
 - vii. Jeff will shepherd moving forward

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- 5) Announcements: 2 Minutes per speaker. Community groups are encouraged to promote awareness of their events at this point in the meeting.
 - a. Joe – Problems with Public Works – rec council should write letters to get things moving at the city.

- 6) Reports
 - a. Stone Creek subcommittee recommendations (complete list attached)
 - i. Carroll Canyon Road be complete before residential starts (805 to 15)
 - ii. Impact at Black Mountain and Mira Mesa, unfunded projects. Recommendation to be completed prior to construction
 - iii. Phasing of transit oriented design – central core should be built first
 1. Provide reliable shuttle service
 - iv. Cumulative impacts at Gold Coast, Miralani, Flanders
 - v. Traffic flow on Miramar/Mira Mesa
 1. **Jeff and Craig Jackson (motion, 2nd) to approve subcommittee recommendations**
 - a. **Approved 13-0-3**
 - b. Community Planners Committee
 - i. Pat is resigning, so a new rep is needed. John Horst will attend the next meeting
 - c. Los Peñasquitos Canyon Citizen's Advisory Committee

- 7) Report of the Chair
 - a. Mira Sorrento
 - i. Wait to talk to Phil
 - b. Salary Review
 - c. Traffic Signs
 - d. Free sustainable landscape class
 - e. Last meeting as chair. Running for congress. Good luck!
 - i. Jeff taking over as acting chair
 - ii. Jeff – elect new chair and vice-chair in February. Call for nominees to fill two vacancies in February, vote to fill in March.
 - f. Pat Donohoe's last meeting

Mira Mesa Community Planning Group Traffic Recommendations for the Stone Creek Project

January 21, 2016

Jeffrey L. Stevens, Chair Stone Creek Subcommittee

The Stone Creek Subcommittee of the Mira Mesa Community Planning Group held several meetings for the purpose of reviewing the traffic study for this project. This memo summarizes the recommendations of the subcommittee which were approved by the full Planning Group on January 21, 2016.

1. **Carroll Canyon Road:** Carroll Canyon Road must be completed from I-805 to I-15 before any residential units are occupied. This link is critical to managing traffic from the project and reducing impacts on existing streets. This can be accomplished with a joint financing agreement between the City, Vulcan and Hanson.
2. **Black Mountain Road and Mira Mesa Blvd:** Any impacts on the congested intersection of Black Mountain Road and Mira Mesa Blvd must be fully mitigated. In particular, funding for FBA projects T-90 and T-91 must be identified and these projects completed before any residential units are occupied.
3. **Phasing and implications for Transit Oriented Design:** The project is proposed as transit oriented design, but the proposal is to build all of the lower density housing first, and then later build the central core and all of the amenities that go with it and the project, including the transit station and central park. That means that 3,260 residential units will be built years before the transit station or any of the support commercial facilities are available. In order for this to work as a TOD project, there are two requirements:
 - a. Change the phasing to build the central core before the outlying residential.
 - b. Provide a reliable shuttle service to the transit center by Miramar College and community locations residents will need to access starting the day the first unit is occupied.
4. **Cumulative impacts on streets:** Several street segments are identified in the traffic study as being severely impacted at buildout. Mitigation for these problems and funding for them needs to be identified before this project is approved by the City. These street segments include:
 - a. All of Miramar Road (91,000 trips/day west of Camino Santa Fe).
 - b. Gold Coast – Westonhill to Black Mountain Road.
 - c. Miralani – Arjons to Camino Ruiz.
 - d. Flanders – Camino Santa Fe to Parkdale.
 - e. Activity Road – Camino Ruiz to Black Mountain Road.
5. **Traffic flow on major streets:** Mira Mesa Blvd, Miramar Road and the future Carroll Canyon Road carry a lot of traffic and are often congested. Most of the problems on side streets comes from people using them to bypass the major streets. We need an evaluation of traffic improvements that will ensure free flow of traffic on these major streets, together with a phasing and funding plan before this project is approved by the City. In light of the unmitigated impacts of this project on side streets as noted in point #4, this project should make a significant contribution toward the road improvements necessary to ensure free flow of traffic on the major streets.