

MIRA MESA COMMUNITY PLANNING GROUP

Meeting Minutes

Date/Time: Monday, November 19, 2018 at 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Prepared by Chris Morrow, AICP

Call to Order/Confirm quorum:

1. Non-Agenda Public Comments: 3 Minutes per speaker.
 - a. Joe Frichtel: Phase II of community park has been delayed for six (6) months.
2. Modifications to the Agenda.
 - a. Marijuana Production Facility (MPF) 585470 is postponed.
3. Adopt Previous Meeting Minutes (Action).
 - a. Minutes approved as written.
4. Report of the Chair
 - a. 3Roots is on agenda for preliminary approval.
 - b. Received email re: new traffic lights.
 - c. Park-n-Ride permits submitted. Old newspapers are distributed.
5. Old Business
 - a. Mira Mesa Community Plan Update – Alex Frost
 - Reviewed public facilities, services, and safety today. Distributed Community Atlas.
6. New Business
 - a. 3Roots-Allegra Parisi (Action)
 - Allegra Parisi is presenting. Updates group on progress. Sixty percent of the site is in open space and/or parks. Traffic is reduced by 30% from master plan due to removal of manufacturing uses. Maintaining 1800 dwelling units per the adopted master plan; wide array of housing products. The applicant has had numerous discussions of increasing residential density with City. Affordable housing will be provided for seniors. First submittal was in November 2017; submittal package was deemed complete in March 2018. Scoping meeting was May 2018. GDP process is underway; park plan was presented in October. Back to Park&Recreation Board in the near term. Eleven technical studies have been approved by City staff; two are outstanding. The EIR is going through screenchecks; hope to release this winter. Public hearings for formal project approval are possible in June/July 2019. Overview of schedule is provided. Most recent resubmittal was this month. Most issues are resolved. Resources agencies are involved from both

federal and state levels. MHPA is an important component. SDG&E is an important stakeholder; need to remove poles from creek. Transmission lines have been adjusted to accommodate the competing objectives of the stakeholders. MMCPG, MM Advisory Board, ALUCP, and FEMA have all been heavily involved and met with repeatedly. PowerPoint presentation will be made available to the planning group. Possible model home openings in 2020; building permits and improvement plans are currently being processed. Discussion of CCR –important issue with multiple property owners. Discussion of rip-rap and green channels. Biggest land plan differences are no manufacturing, provided community park, expanded residential areas, and realignment of CCR. Still have village core with 600 units, 1800 total units over 111 acres where 70 acres was originally planned to accommodate the dwelling units. Fifteen acres of park are required for the project per the residential units being proposed; 20 acres per Master Plan; almost 40 acres being provided by 3Roots. FBA obligations (FBA-funded projects): P94-developer obligation for 10 acres of sport field. Parkdale Park – 5.5 passive park built by City and purchased by City (13.6 M\$); approved mining activities shrunk the available land. Resource agencies don't want park near the vernal pools. They wanted the park removed. Park would impact mule deer. The applicant requests a re-allocation of funds to assist with sports park. There will be a passive overlook. 3Roots wants to create a nice passive place in lieu of park. Ms. Parisi describes the overall plan and relationship of FBA projects – there are opportunities to move resources to assist with development of the community park. The applicant will build the trailhead overlook and the community park. The project applicant illustrates the MHPA corridor, it will be larger than the approved master plan configuration. SDG&E towers will stay. Overviews land plans. Chelsea is the senior affordable housing partner. Shows trail network. Would like to take the group out to site to see physical constraints. MHPA corridor will be fenced. There are significant topographic constraints. Trails on both north and south sides of creek. Parks will be HOA maintained with most open to the public; only private facility is the pool location. Community is designed to be very walkable. Community park is 25 net acres; three soccer and four baseball fields; dog parks; parking; recreation center has been planned for and the site will be prepared for a recreation center of approximately 20,000 square feet. All fields are lighted with LED lights. Light poles will be installed first as part of Phase Two of the project. Two signalized intersections provide ingress/egress to the site. Site is being remediated now per reclamation plan. All existing facilities are slated to be gone by mid-2019. Brush management will be maintained by HOA. Clearance will begin starting next week. Some eucalyptus trees will be removed. Working on being a good neighbor now and in the future. There are 256 total acres of open space. Homes are sited a good distance from existing homes with significant topographic separation. Privacy impacts are negligible. The eight-mile trail system links with available off-site trails. Lots of discussion with group throughout the presentation. Applicant wants some pop-up retail with Phase One. Community art is important to creating a sense of place. All homes will have solar capabilities. MHPA trails will be natural with erosion control being implemented.

Jeff: moves that we like this project; need to insure community impacts are mitigated. Need to see EIR and traffic study prior to formal recommendations. The motion for the 3Roots project:

MMCPG recommends approval subject to further review of the EIR and Traffic study and with the following comments and conditions:

1. The new master plan is a significant improvement over the master plan approved in 1994.
2. The GDP for the "Seed" Community Park is a good design that has had considerable community review and been approved by the Mira Mesa Recreation Advisory Group.
3. The GDP for the "Seed" Community Park leaves a space for a future recreation center. The new recreation center currently planned for Mira Mesa Community Park should be moved to this location.
4. Completion of Carroll Canyon Road from I-805 to Camino Ruiz is essential to avoid traffic impacts on the existing community.
5. A financing plan should be developed to ensure that Carroll Canyon Road, Seed Park and the Recreation Center at Seed Park are all developed concurrent with the residential development.
6. The project proposes to reallocate money currently in the FBA for acquisition and construction of Parkdale Park to the construction of Seed Park, and to only build a trailhead at the southern end of Parkdale.
 - a. FBA credits used for Seed Park should be limited to the funds currently allocated for Parkdale Park.
 - b. A small overlook park should be developed together with the trailhead at the southern end of Parkdale.

Allegra: PDC has been meeting with Tom Tomlinson of City planning to address the completion of CCR. May design the road for FBA credit. City staff are currently evaluating the applicant's proposal to design the road. Project applicant will host GDP if movement of resources is done by MMCPG.

Jeff: continues discussion of motion.

Allegra: we don't want to hard medians on Miramar Road; would install ITS-City said "no". Group will send letter to Chris Cate.

Allegra: Discussion of park and recreation fees; would like credit – doesn't want to pay recreation fee if providing land for recreation center.

Ted: Seconded Jeff's motion

Group discussion of motion. Motion approved by a vote of 14-0-1.

- b. MPF 585470 9151 Rehco Road-Joe Esposito (Action)

This item was postponed.

- c. MPF 585463 9350 Trade Place- Gina Austin (Action)

Applicant: Existing building; 40,000 SF approximately; no volatile substances; no issues with neighboring uses; open 7 days a week; 108 parking spaces where 46 required.

Subcommittee: Deli remains to provide food for workers; currently open to public.

Applicant: Not using anything but CO2; no volatile substances. Relying on carbon filter system to preclude odor emission. Residual materials are disposed of per regulations; picked up by licensed disposal company. A single property owner for the building.

Motion and seconded; 13-1-1.

7. Elected Officials/Government Agencies

- a. United States Congress – California 52nd District – None.
- b. California Senate – District 39 – None.
- c. California Assembly – District 77 – None.
- d. San Diego County – Board of Supervisors District 3 – None.
- e. San Diego – Mayor’s Office – None.
- f. San Diego – City Council District 6 – Collected 3300 pounds of rice, pancake breakfast 12-1; need City help on CCR permit.
- g. MCAS Miramar – None.
- h. CalTrans/SANDAG – None.

8. Announcements: None.

9. Reports

- a. Stone Creek Subcommittee – Meeting on EIR next week.
- b. Community Park Subcommittee – None.
- c. Marijuana Dispensaries Subcommittee (joint with Torrey Pines) – None.
- d. Community Planners Committee – None.
- e. Los Peñasquitos Canyon Preserve Citizens Advisory Committee – Met last Thursday; took action opposing office project (The Preserve); reaching directional signage for the canyon.

10. Adjourn: Meeting ended at 8:50PM.

It was noted that the group needs to invite Caltrans back in early 2019.