

**Mira Mesa Community Planning Group  
Draft Meeting Minutes**

**Date/Time:** Monday, October 18, 2021, 7:00pm

Location: Remote access meeting.

**Call to Order/Confirm quorum:** 7:00pm by Jeff Stevens – (14) Attendees | Quorum confirmed.

**Attendees:** Kent Lee, Andrew Miklusicak, Lillith Nover, Ian Kerman, Craig Jackson, Ralph Carolin, Jon Labaw, Joe Frichtel, Bari Vaz, Jeff Stevens, Dorothy Lorenz, Rose Wang, Craig Radke, Julia Schriber, Harikishan Parekh, Tiffany English, Marvin Miles, Justin Mandelbaum, Mike Linton.

1. Non-Agenda Public Comments:
  - a. Khoa Nguyen / Haith Razuki, Cannabis Production Facility. Filed a request for an extension for the TI. Process 2, informing the MMCPG. No new changes to the original approvals. No action required. MMCPG is fine with no presentation.
2. Modifications to the Agenda – None noted.
3. Adopt Previous Meeting Minutes: Motion made to adopt by Craig Jackson with a second by Joe Frichtel. Vote taken and all in favor. Adopted.
4. Report of the Chair by Jeff Stevens:
  - a. Headquarters Pt 669831 NDP/CDP Cycle Report and some plan changes. Already approved by MMCPG.
  - b. NORA for a Special Event Permit for that portion of a marching band and field show within the City's right-of-way jurisdiction that would occur on November 6, 2021. Road closure will include Marauder Way from Mira Mesa Blvd to Camino Ruiz from 6AM to 9 PM on November 6, 2021. No parade this year.
  - c. NORA for subdivision of lot at 8896 Aquarius Drive and construction of a second 2400 sq foot unit. We reviewed this project in ~2019.
  - d. Notice of future decision for Extension of time for Conditional Use Permit at 9212 Mira Este Court (MPF).
  - e. OnPoint Tech Center Community Plan Amendment Initiation – on agenda tonight. Approximately 36.64-acres be redesignated from Open Space to Industrial and Open Space and be rezoned from Agricultural (AR-1-1) to Industrial (IL-2-1) and Open Space (OC-1-1).
5. Business member vacancy announcement: *Need to fill. Open to recommendations to Jeff Stevens.*
6. Old Business
  - a. **Community Plan Update** – Alex Frost, Project Manager for the Mira Mesa community plan update
    - No Meeting this month
    - Progress in modeling effort. Mobility Analysis - Reports on land use and traffic plan from SANDAG
    - Historic Preservation component – Survey was conducted on Mira Mesa; SEQA analysis requirement. January 2022 presentation planned.

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- Will present at November meeting.
- Alex to send package to Jeff Stevens.

7. New Business:

- **San Diego Pure Water Program Update**
  - Presented by: John Stufflebean – Director Public Utilities
  - Steve Lindsay, Senior Construction Manager
  - Clem Wassenberg, Construction Manager
  - Sean McCarty, Deputy Project Manager
    - Sarah Rossetto, Community Outreach Liaison.  
[srossetto@sanidiego.gov](mailto:srossetto@sanidiego.gov)
- Pure Water Program Update – See presentation for details.
  - Scheduled for completion in 2025 for Phase 1
  - Scheduled for completion in 2035 in Phase 2
  - Phone 833-647-7973
  - Website: [purewatersd.org](http://purewatersd.org)
  - Social Media: @purewatersd

**b. Project 695725 Vista Sorrento CDP/NDP (APPROVED) – (14) Yes**

- Presented by: Trammel Crow – Chris Tipre, Mike Hodges, Michael Annunziata.  
Ware Malcomb: Brian Koshley
  - Presentation: Existing Site 72K SF Building to be demolished; adjacent to FBI Building
  - New 115K SF Life Science Building Proposed on same footprint
  - Parking Garage to remain.
  - See presentation for details.

**c. Project 0696700 - 805 & Carroll Canyon Rd. - Community Plan Amendment Initiation (INFORMATION ITEM)**

- Onpoint Development: Todd Dwyer & Chase McConnell ([chase@onpointdev.com](mailto:chase@onpointdev.com)) . Ted Shaw – Atlantis Group
- 36 Acres at Carroll Canyon at 805
- Life Science/Office – 1 Million SF
- 70-75% will remain open space.
- Bridge from Scranton
- Garage below ground 5 stories, podium style for building
- Proposing in endowment to maintain open space indefinitely.
- 36 Acres is currently designate open space
- Could the coaster station be accessible to the site?

8. Elected Officials/Government Agencies:

- a. United States Congress – California 52<sup>nd</sup> District – No representative present.
- b. California Senate – District 39 No representative present.
- c. California Assembly – District 77
- d. **San Diego County – Board of Supervisors District 3**

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- Amanda Berry Representing – Terra Lawson Remer
  - Eliminating Ghost Guns | Common Sense policies – Safety
  - Homelessness – working on issue
  - Sign up for a Pfizer booster appointment at: <https://myturn.ca.gov/>

Fact Sheet on Data-Driven Approach to Public Safety:  
[https://drive.google.com/file/d/18btpts-FNWlg-arulxOO\\_0PGsIJqQ09V/view?usp=sharing](https://drive.google.com/file/d/18btpts-FNWlg-arulxOO_0PGsIJqQ09V/view?usp=sharing)

E-Comment in Support of Data-Driven Approach to Public Safety:  
[https://sdcountry.granicusideas.com/meetings/1642-board-of-supervisors-meeting/agenda\\_items/6167389df2b670c04d024fd9-3-a-data-driven-approach-to-protecting-public-saf](https://sdcountry.granicusideas.com/meetings/1642-board-of-supervisors-meeting/agenda_items/6167389df2b670c04d024fd9-3-a-data-driven-approach-to-protecting-public-saf)

Sign up for more updates from the County via our newsletter at:  
<https://lp.constantcontactpages.com/su/m3KNUKW/D3SignUp>

**e. San Diego – Mayor’s Office** No representative present.

- Update provided to Jeff Stevens from Michaela Valk introduced herself. She is the Director of Community Engagement and can be reached at: [mvalk@sandiego.gov](mailto:mvalk@sandiego.gov) (619) 549-5299  
Gold Coast & Parkdale Update/Timeline:
  - Finalize Plans and Specs: October 2021
  - Anticipated Advertise: November 2021
  - Anticipated Award (Construction begins): May 2022
  - Estimated Construction Completion: June 2023

**Phase 2 Mira Mesa Community Park**

- The design consultant has until the end of the year to submit a new design that meets stormwater requirements. The Engineering and Capital Projects department communicated that they are actively working on an alternative design that meets the Stormwater requirements and does not further take away park use land. I expressed with the department the community's frustration with the timeline and emphasized the priority that the design does not take away park use land.
- There is a \$11 million deficit to proceed with Phase 2. However, the Planning Department recently completed a Notice of Funding Availability for all the DIF and FBA communities. Mira Mesa shows \$9.9 million available, and the community park is an eligible use. In addition, Lennar is pursuing financing the DIF for their project with 2 phases of bond issuances with approximately \$17 million in bonds going to the market late 2021/early 2022. The City has access to these funds upon bond issuance versus waiting for the developer to pull permits and pay fees over time. Moreover, between Mira Mesa DIF and SCIP bond proceeds, there could be up to \$27 million available for the Mira Mesa Community Park.
- Councilmember Cate will receive a briefing in early November to go over the updates of Phase 2.

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### Homeless Encampments

- Sheldon and I continue to receive inquiries regarding growing homeless encampments in Mira Mesa.
- Please report all encampments via the Get It Done App so that it can be sent to the appropriate departments.
- If an encampment has a homeless individual present it is sent to our outreach providers first to make contact within 48 hours. If outreach cannot make contact, then the Homeless Outreach Team will deploy and attempt to make contact. The San Diego Police Department is currently
- If a homeless individual is not present, then the Get It Done request will route to the Environmental Services Department who will post a notice of abatement.
- If the encampment is on private property, then the property owner will be noticed via Code Enforcement.
- If the encampment is on Caltrans property, then the request will be routed to Caltrans.
- If you witness illegal activity or are in any harm, please contact SDPD directly
- Bari has started a Neighborhood Watch Group and is in direct contact with me, Sheldon, CRO Santos along with Lt. Avera who is the Lt. of the Neighborhood Policing Division for Mira Mesa.
- Lt. Avera is aware of the popular homeless locations in Mira Mesa and officers are patrolling almost daily along with using the Progressive Enforcement Model

### Housing Stability Assistance Program

- \$103 million in rent and utility assistance has supported nearly 12,000 households in San Diego with another roughly \$54 million to renters whose applications have received preliminary approval
- A \$5 million legal defense fund will be open to support struggling tenants
- If you or anyone you know are served a tenancy termination notice by your landlord, please call Legal Aid Society of San Diego at 877-534-2524 to receive free legal assistance regarding the validity of your notice before self-evicting. o Community member can get more information about the COVID-19 Housing Stability Assistance Program, visit [www.sdhc.org/covid19hsap](http://www.sdhc.org/covid19hsap)
- Applications may be submitted at [covidassistance.sdhc.org](http://covidassistance.sdhc.org)

### Homes For All of Us

<https://www.sandiego.gov/mayor/mayor-gloria-announces-%E2%80%98homes-all-us%E2%80%99-housing-package>

### Blueprint San Diego

<https://www.sandiego.gov/blueprint-sd>

For more updates, check out [Mayor Gloria's News Room](#)

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- f. San Diego – City Council District 6 – No representative present
  - g. MCAS Miramar**
    - Kristin Camper presenting
    - Navy Top Gun Squadron visiting with a variety of planes training.  
Will be doing landing practices, should be done by 10pm at night - next 2 weeks.
  - h. Caltrans/SANDAG – No representatives present.
9. Announcements:
- a. Craig Jackson – Community Park Exhibits. A few corrections are required. Craig to send Sheldon the information to investigate it.
  - b. Joe Frichtel announced that Salk Park upgrade still pending a start date and Wangenheim park upgrades starting in December 2021 park upgrade.
  - c. Pam Stevens – Sapphire Sound Marching Band to march in Rose Parade, fundraising in process.
10. Reports
- a. Community Planners Committee
    - Land development code update
    - 35 items, minor revisions to make land code consistent.
    - 2 items not received well
      - Prohibit drive throughs in transit priority areas, which would include all of Mira Mesa Blvd.
      - Remove requirement to provide personal storage for multi-family residential
  - b. Los Peñasquitos Canyon Preserve Citizens Advisory Committee
    - Pam Stevens
    - Nothing to report as no meeting in October.
    - Will have a November meeting after the next MMCPG meeting, so will report at the January meeting
11. Meeting adjourned at 9:00pm