

Mira Mesa Community Planning Group Meeting Minutes

Date/Time: September 16, 2013 7:00pm

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

Call to Order – In attendance:

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| 1. Tom Derr | 6. Bob Mixon | 11. Phil Lisotta |
| 2. John Horst | 7. Ted Brengel | 12. Mike Linton |
| 3. Ralph Carolin | 8. Eileen Magno | 13. Marv Miles |
| 4. Craig Radke | 9. Joe Frichtel | |
| 5. Bruce Brown | 10. Pat O'Donohoe | |

1. Non-Agenda Public Comments:

- a. Dan McLellan – Lived in Water Ridge and now Pacific Ridge. Would it be reasonable to see hands of those who object to Sorrento Valley separate from Mira Mesa? (Many hands were raised in the crowd.) Who voted for the MMCPG members? (Rhetorical) We want to be represented. Apprehensive about coming here. Didn't want to come across snooty. Neighbor and enjoy the community. There are lines. Neighbors sometimes are across lines. And they should be honored.
- b. Subcommittee reports to Planning Group. Results were posted to the City website. Vote will be October 21.
- c. Julia Schriber – written response read aloud re: subdivision of Sorrento Valley. Community vs. neighborhood boundaries kept by City. Map of MMCPG is for land use planning. Request chair of subcommittee to give direction per subcommittee. Remove signs of MM.
- d. Wendy Zamutt – Lives in Water Ridge, in Sorrento Valley. Fear that if the neighborhood is merged with MM the property value will decline. MM has many crimes, arrests, sex offenders, etc. while SV has very few. If someone wants to move in they will hesitate due to these items if it is designated as MM. Deserve an opportunity to speak for themselves. Value and safety is important.
- e. Sonya Vitali – Disheartening to live in a community when another community says they will "consume" you. 92121 is the zip code. Has a problem being MM. Arbitrary conversation "amongst yourselves" caught her on her heels. Shocked neighboring community would say we don't count. Is it about taxes or revenue? If so, then we need to have our voices heard with the City Council.
- f. Dr. Wolf Fahlsing – Pacific Ridge, 92121 is separate from MM. Sorrento Valley station is the post office.
- g. Ranette Heng – Pacific Ridge. Pay HOA to keep up the homes and landscaping. Not one child in the cul-de-sac goes to the same school. They don't go to the MM school district due to crime rates, etc. Will pay to send children elsewhere.
- h. Suzanne McNeil – Purchased home in 1974, worked in Sorrento Mesa etc. for 15 years. Real Estate agent, lives in Water Ridge. All of these neighborhoods are well known to the clients. The MM signs are confusing. Requesting to move the signs to the proper location.

Mira Mesa Community Planning Group Meeting Minutes

- i. Mike Schriber – Homeowner, business owner. Planning areas are not neighborhoods. Planning areas exist to assist City. There are over a hundred neighborhoods and 50 planning groups in the City of San Diego. The MMCPG is confusing the difference. Sign locations are outside the planning group’s bylaws.
 - j. Patty Edwards – Pacific Ridge resident. Was told she bought in Sorrento Valley. Was told the goal of the Mira Mesa group was to embrace the larger community. First meeting I’ve been to. There are many unanswered questions. I would like to understand the purpose. I would like understand why now, why at all? Seemed stealthy. I’d like more printed info.
 - k. Lisa Simpson – Pacific Ridge resident. Concerned about the neighborhood. The Planning Group is not listening to the concerns of the neighborhood. Frustrated and concerned. Please consider these people’s statements. Why did you do it? I’m not seeing open minds of the board members.
 - l. Susan Carolyn – Trying to work with you for months. SV Town Council has been formed. We want the neighborhood recognized. The MAD’s requested these signs. The agencies are suspicious. Where can I find more info on these committees?
 - i. The MAD meetings are quarterly
 1. Oct 1 is the next meeting of MM MAD (Maintenance Assessment District), Joe F. will be the manager at that meeting. It will be held at the Senior Center at 7PM.
 2. Calle Christobal MAD date will be verified and communicated at the next meeting.
2. Adopt Draft Agenda (Action): Joe Frichtel, motion, second by Ted Brengel. – Motion carried 11-0-1
 3. Adopt Previous Meeting Minutes (Action). The minutes were circulated among the members of the Executive Committee as a PDF document prior to the meeting via email. An opportunity to request corrections was made at this point in the meeting. No such requests were made and the Chair deemed the minutes adopted by unanimous consent.
 4. Old Business
 - a. Business Owner Seat Vacancy: The City is in receipt of information from a newly formed non-profit, Sorrento Valley Town Council by Julie Schriber. The qualification of this organization for a Business Owner seat is under discussion at the City.
 - i. City response received that it is acceptable for the SVTC to be a member of the business seat.
 - ii. It must be a corporate address.
 - iii. Election will be held next month.
 - b. Zephyr Partners: Camino Ruiz/Via Zapata development (ACTION ITEM)
 - i. Jim McMenamin presenting 30 townhome project in Mira Mesa.
 - ii. Adjacent to commercial strip mall, residential behind, residential across

Mira Mesa Community Planning Group Meeting Minutes

- iii. 1.67 Acres, 4-6 ~1,700 SF home units in 8 structures
- iv. Zoning is mixed use for this site. Residential is permitted. MMCP permits this density.
- v. Two color palettes across the structures.
- vi. Trees, palms and variety of landscaping to match surrounding community.
- vii. Work to begin in 2014.
- viii. Existing Day Care and Muslim Center have both terminated their leases.
- ix. An abandoned empty pool and tennis courts will be removed with this project.
- x. A median from Capricorn to Calle Cristobal can be maintained by the MAD however, the request to add this is financially unfeasible for the owner to take on that construction. They would be open to paying fare share expense, but cannot bear the full cost.
- xi. Motion by Bob Mixon, second by Pat O'Donohie to recommend approval of the project. Motion carried 12-0-0.

5. New Business

- a. Vesta Pacific Development presented initial plans for properties along Shaw Lopez Rd.
 - i. Jeff McComic – Property owner of 23 additional undeveloped lots
 - ii. Original 28 lot subdivision, 5 have been developed
 - iii. Up to 2,800 SF of mid-century modern look, single family homes
 - iv. No house will have the same color scheme as the other
 - v. Mid \$800K's to low \$900K's
 - vi. Within Coastal Zone
 - vii. Some members of the group do not like the architectural style
 - viii. Existing Shaw Lopez homeowner association will maintain the drive.
 - ix. Max height will be lower than the 3 recently built homes.
 - x. Slopes will be maintained. Most homes will be built "into the slope" or cantilevered over the garages.
 - xi. A path was bulldozed by the previous owner on the adjacent property and the remediation went to legal action. It is now "resolved" per the court and City. The land to the North of this property is owned by the Pacific Ridge Association.
 - xii. Owner is not aware of any additional traffic mitigation required.
 - xiii. Pacific Ridge HOA should make contact with the landowner to discuss the project prior to vote at the MMCPG meeting in October if required by City per permit process.

6. Elected Officials/Government Agencies

- a. United States Congress – Scott Peters, California 52nd District: No Information
- b. California Senate –Marty Block, District 39: Joyce Temporal
 - i. Session is complete
 - ii. Voted against the utility rate restructuring because of possible negative effects on residential solar. However, it is on the Governor's Desk

Mira Mesa Community Planning Group Meeting Minutes

- iii. Sept 23, 6PM at Scripps Mercy Hospital (Hillcrest) Auditorium, Community Town Hall for 2013 review and 2014

 - c. California Assembly – Brian Maienschein District 77:
 - i. State Assembly is complete for 2013 session.
 - ii. 1PM tomorrow (9/17/13) talking to 5th and 6th graders at Ericson School
 - iii. Friday, will be presenting grant check to Christ Cornerstone for Social Studies books
 - iv. Supporting the Miramar Air show
 - v. As a freshmen Assembly, 5 pieces of legislation made it to the Governor’s desk.
 - vi. Brian will be at the MM Street Fair this weekend.

 - d. San Diego County – Dave Roberts, Board of Supervisors District 3: No Information

 - e. City of San Diego – Mayor’s Office: No Information

 - f. City of San Diego – Lorie Zapf, City Council District: Kenny Nakayama
 - i. Was at Salk Elementary and will be at the Street fair this weekend.
 - ii. MM Airshow supported by Laurie Zapf with SD Police department costs.

 - g. San Diego Unified School District: No Information

 - h. MCAS Miramar:
 - i. All civilian performers at the Airshow, Oct 4th and 5th
 - ii. Some concerts as well
 - iii. Race Legal will have a drag race on the runway
 - iv. Wall of Flame
 - v. Not sure if any of the historic aircraft will be there, but many static displays will be available.
 - vi. Increase of activity will occur as the troops come back home from overseas locations.
 - vii. Flights will continue until 1AM until Daylight Savings ends.
 - viii. Some noise complaints have been lodged recently. A form is available on the Miramar website but needs to have specifics such as time, location and type of noise when lodged for full investigation to take place.

 - i. CalTrans: No Information
7. Announcements:
- a. MM Street Fair this Saturday from 10AM to 5PM next to Vons. With a Beer Garden sponsored by Callahan’s!

 - b. Oct 26, Boy Scout Jamboree at Geology Day at Vulcan Materials.

Mira Mesa Community Planning Group Meeting Minutes

- c. Central Library will open Monday, Sept 30th. Sept 28 will be a sneak peak of the first floor with a street fair and festival.

8. Reports:

a. Report of the Chair

- i. A notice to proceed on the repaving of the remainder of Mira Mesa Blvd. has been issued by the City. See attachment.
- ii. SDUSD formally broke ground on Dr. Jonas Salk Elementary School on September 7 at 10am. The ceremony was covered by KUSI (9) and KGTV (10).
- iii. The City is soliciting input on bike sharing locations. See attached notice.
- iv. The City of San Diego and the cities of Del Mar, Escondido, Poway and Solana Beach, the County of San Diego and Caltrans are soliciting help to develop Water Quality Improvement Plans for the Los Peñasquitos, San Dieguito and Mission Bay & La Jolla Watersheds. See attached notice.
- v. The City is offering “CEQA Advanced Training” to Planning Group members. The next one will be September 30th. See attached notice.
- vi. Environmental Services has provided a flyer (attached) regarding household hazardous waste/oil recycling.
- vii. SANDAG is soliciting participation in “listening sessions” on parking issues. See attached notice.

- b. Transportation Subcommittee – No information on the second parking structure at the College. DAR is under construction

- c. Stone Creek Subcommittee – No information

- d. SD Ice Arena Cell Phone Antennae Applications Subcommittee – RF reading study documentation was received from T-Mobile. Maximum RF was measured at 5.7% of the General Population threshold.

- e. Community Planners Committee: There was no August meeting. Next meeting is 9/24/2013.

- f. Los Peñasquitos Canyon Citizen’s Advisory Committee – Last meeting was in July. Ranger’s Station has not started construction.

Adjourn: 8:41PM