

# Mira Mesa Community Planning Group

10606-8 Camino Ruiz #230  
San Diego, CA 92126



## **Annual Report of the Mira Mesa Community Planning Group**

April, 2017 - March, 2018

### Section I. Introduction.

This is the annual report for the Mira Mesa Community Planning Group (MMCPG). For the period covered, the MMCPG officers were Jeffrey Stevens, Chair; Ted Brengel, Vice-Chair and Albert Lee, Secretary.

### Section II. Administrative Matters.

The MMCPG has 19 members: 11 residential, 5 business and 3 property owner members. Two of the property owner seats are appointed by MMCPG to represent companies owning undeveloped land within the community boundaries.

Ten regular meetings were held during the months of January through June and August through November. Meetings were held on the third Monday of each month at 7 PM at the Mira Mesa Library, except that the January and February meetings were held on the Thursday following the first Monday since those Mondays are holidays.

There were no revisions to the bylaws, procedures or policies.

### Section III. Members Summary

No elections were held during the reporting period. The next biennial election is March 2019. MMCPG has 19 members. There are currently no vacancies. During the reporting period one property owner member resigned after moving out of the area, and a new property owner member was elected by the Planning Group.

### Section III. Community Plan Preparation, Plan Amendments, and Implementation

Our Community Plan update is scheduled to begin in July 2018. We received two preliminary presentations on the plan update preparations from the Planning Department staff. We are reviewing plans for two large projects in Carroll Canyon, both of which will require community plan amendments. The two projects are Stone Creek, by Vulcan Materials, and 3Roots, by Hanson Aggregates. The Hanson Aggregates property has been recently sold to Lennar and Shea Homes.

### Section IV. Overall Summary of Project Review & Community Development.

April 2017:

1. Presentation by Col. Jason Woodworth, commander of MCAS Miramar.
2. Election of officers Jeff Stevens as Chair, Ted Brengel as Vice-Chair, Albert Lee as Secretary
3. Vulcan Materials, represented by Mike Linton, was appointed to the property owner seat.
4. Presentation by Hanson Aggregates on proposed revisions to the Carroll Canyon Master Plan. Motion was made/seconded by Marvin Miles/Bruce Brown as follows:
  - a. The Mira Mesa Community Planning Group approves the initiation of the proposed amendment of the Mira Mesa Community Plan and Carroll Canyon master plan, with the following comments:
    - i. The proposed community park is a welcome addition to the project, and will make up for a deficiency in the Community Plan caused by the loss of McAuliffe Community Park to vernal pools.
    - ii. The proposed community park should be as wide as possible, and should be completed before any houses are occupied across Carroll Canyon Road from the park.
    - iii. The proposal reduces the size of the Parkdale park at the south end of Parkdale. If the revised plan is approved, the park site should be dedicated to the City as part of this project and the City should not have to buy the property.
    - iv. The trails shown on the plan should be completed as part of the project, including the trails leading up Rattlesnake Canyon to Maddox Park.
  - b. Motion carried 11/0/2 with Mike Linton (Vulcan Materials) and Chris Morrow (Hanson Aggregates) abstaining. The vote total is 13 due to the refusal of Ken Kaplan.
5. Request for a stop Sign at Flanders and Barron Lane by Judy Anderson.
  - a. Motion was made/seconded by Bruce Brown/Marvin Miles to request the stop sign be installed by the alternative method. Motion carried 13/1/0.
6. Presentation on the Pure Water North City Pump Station and Pipeline project.
  - a. Action requested was recommendation of approval for Site Development Permit. Presentation covered impacts in the Mira Mesa Community Planning Area. City staff cycle review was requested before a vote. The Chair delayed voting on the item by unanimous consent.

May 2017:

1. BevMo application to move from their current location into part of the old Kohl's store location. Store will operate the same as in the previous location. Planned opening is 1 year from now. Motion was made/seconded, Ted Brengel/Bruce Brown. (Approved 15-0-0).

2. Amendment to PID 89-0398 – Tyler Sherer. Removes two lots from the PID. Ted Brengel motion to recommend. Jon Labaw second. Motion approved (14-0-1)
3. Presentation by Soccer City Proponent Craig Benedetto
4. Presentation by Soccer City Opponent Joe LaCava
5. Request for stop sign at Westmore and Montongo. (Bruce Brown makes Motion to add 2 stop signs on Montongo north and south. Marv Miles seconded. Approved 12-2-1.

June 2017:

1. Change of Community Planner to Bernie Turgeon. Bernie was the Community Planner for Mira Mesa during the last community plan update ~1990.
2. Presentation by County Supervisor Kristin Gaspar
3. Presentation on problems associated with Marijuana Dispensaries by Dennis Ridz, Torrey Pines Planning Board
4. Subcommittee formed to review issues associated with Marijuana Dispensaries.

August 2017:

1. Presentation on concerns about centralized planning by Ken Kaplan.
2. Presentation on Community Choice Energy – Alicia Race, Climate Action Campaign.
  - a. Motion to send a letter of support to the mayor and Chris Cate to encourage to support CCE. Approved 9-1-1.
3. Ken Kaplan announced that he was moving out of the area and so would need to resign from the Planning Group.

September 2017:

1. Presentation on I-15 Express Lanes – Shannon Brown, SANDAG
2. Request by Bruce Brown for a stop sign at Westmore and Garde. Not an action item, but placed on October agenda as action item.
3. Presentation on Housing bill by California State Senator Toni Atkins.

October 2017:

1. Stop sign at Westmore and Garde approved 17-0-0
2. Presentation on Mira Mesa Community Plan Update Status – Bernie Turgeon
3. North City Pure Water Project - Genevieve Fong
  - a. Ted Brengel, Craig Jackson 2nd motion to approve site development permit. (17-0-0) approved.
  - b. Verizon Winterwood – Kerrigan Diehl. Ted Brengel, Craig Jackson 2nd motion to approve. (17-0-0) approved.
  - c. Traffic calming on Flanders near Aderman - Joe Punsalan. Requesting 4-way stop and crosswalk. Craig Jackson, Ted Brengel 2nd motion to approve. (17-0-0) approved.

November 2017:

1. Presentation by State Senator Toni Atkins

2. Justin Mandelbaum, property owner in Miramar, elected to fill property owner vacancy. 13-0-0.
3. Request for 3-way stop at Flanders and Amantha – Robert Capili. Motion to approve stop sign. Bruce Brown/Chris Morrow 12-1-1 approved

January 2018

1. Presentations by 15 Marijuana Processing Facilities requesting conditional use permits.
  - a. Identified a list of issues to be addressed by all MPFs.
  - b. Action will be taken when environmental review is in progress.

February 2018

1. All-way stop sign at Flanders and Dancy requested – Sheila Ledesma.
  - a. Subcommittee formed to review request.
2. All-way stop sign at Carroll Road and Distribution – Stephen Darbeau. Deferred to review during community plan update.
3. Tentative Map Waiver on Brown Deer Road – Shannon Davis. Approved 14-0-1
4. Presentation on MFP #585354 at 5550 Oberlin Drive

March 2018

1. Stop sign at Flanders and Dancy approved 9-4-2. This replaces the stop sign requested earlier at Flanders and Aderman.
2. Mira Mesa Market Center signage. Approved 14-1.
3. Teak Warehouse signage. Approved 14-0, Mandelbaum recused.
4. Presentation on Lime Bikes by Khoa Nguyen.

Jeff Stevens

Chair, Mira Mesa Community Planning Group