

Mira Mesa Community Planning Group

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



Annual Report of the Mira Mesa Community Planning Group

April, 2022 - March, 2023

Section I. Introduction.

This is the annual report for the Mira Mesa Community Planning Group (MMCPG). For the period covered, the MMCPG officers were Jeffry Stevens, Chair; Craig Jackson, Vice-Chair, Tiffany English, 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 developable land within the community boundaries.

Ten regular meetings were held during the reporting period. Meetings were held on the third Monday of each month at 7 PM, except that the January and February meetings were held on the Thursday following the first Monday since those Mondays are holidays. No meetings were held in July and December. Due to COVID-19, all meetings except for March 2023 were held remotely using Zoom.

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

Section III. Members Summary

Elections are held every two years and the last biennial election was held in March 2023. Six members had reached their 8 year term limit. Five of them are leaving the Planning Group; one business member is continuing. We had one vacancy to fill after member Kent Lee was elected to the City Council. Six new members were elected to the Planning Group and there are no vacancies after the election.

Section IV. Community Plan Preparation, Plan Amendments, and Implementation

Our Community Plan update began in July 2018 and the updated Community Plan was approved by the City Council in December 2021. During the reporting period the Community Plan Update Advisory Committee, a subcommittee of the Mira Mesa Community Planning Group, heard and commented on City Planning Department proposals for the updated Community Plan. The Mira Mesa Community Planning Group made 13 recommendations on the Community Plan, which are attached to this report. The City Council approved the Community Plan update without incorporating

any of our recommendations. Since most of our recommendations concern deficiencies that will become more apparent as the population increases, we will have to continue to pursue them as the Community develops.

Section V. Overall Summary of Project Review & Community Development.

April 2022:

1. Proposal to name the new community park in 3Roots “Bruce Brown Memorial Park” – J. T. Barr. Motion to approve park name “Bruce Brown Memorial Park” approved unanimously.
2. PTS #676905, 3Roots Comp Sign Program Neighborhood Use Permit. A number of issues with the signs were identified. Motion to approve with the following comments was approved 11-3:
 - a. Issues with the logo on the entry signs
 - i. 3 is difficult to read
 - ii. 3 should not be separated from “roots”
 - b. Concern about durability of wooden sign materials
 - c. Request “Mira Mesa” to be added to entry signage
3. Project 1050408 Rockin’ Jump CUP extension/renewal – Craig Smith. Extension/renewal of the current CUP was approved unanimously.

May 2022:

1. Business member vacancy announced as Craig Radke’s business is moving out of Mira Mesa
2. PRJ-1053064 – 5656 and 5677 Oberlin Drive – Theodore Shaw, Atlantis Group. Neighborhood Development Permit. Oberlin and Youngstown Way. No concerns from MCAS Miramar. Motion to approve passed with 14 yes votes and one abstention.

June 2022:

1. Philip Linssen – Principal with Ice Skate Inc. was confirmed to fill the business member.
2. New organic waste recycling collection – Presented by Polina Osipova (Environmental Services Department).
3. PTS-0673416 Sprint Conditional Use Permit Renewal in the right of way near 7394 Calle Cristobal – Mark Phillips. Approved unanimously.

August 2022:

1. PRJ-1049687 5910 Pacific Center Boulevard – Theodore Shaw (Sterling Bay) Lot line adjustment – pull one of the lots out of the coastal zone to make it easier to process for a new project. Approved – 15 approved, 1 opposed.
2. PRJ-1054295/7720 Kenamar Ct Rezone – Khoa Nguyen. Requesting to rezone from IL-2-1 to IL-3-1. Proposing 8000 square foot restaurant. SDMC limits to only 3000 square feet currently. Rezone will allow for increased size of restaurant. Approved: 16-0.
3. PRJ- 1058331- Charter Wireless Communication Facility - Michael Hadland. Electrical Box Resiliency strategy to provide 72 hour back up. Public Safety

for power outages, earthquake and wildfire. Placed adjacent to existing cabinet on Valdosta Ave in city right of way. Approved with condition to move to the right of the existing electrical box and move the section of fence the homeowner has placed in the right of way. Motion to approve: 13 approved, 2 opposed, 1 abstain.

4. PRJ-1056617 – T-Mobile cell site – Residence Inn 5995 Pacific Mesa Court. Mono – Eucalyptus Installation at Residence Inn, will encroach inside set back 10'. Increases coverage in the area. Proposed as a co-location and could be used by other carriers. Approved. 14 approved, 2 opposed.
5. Gold Coast Reconstruction (Street Reconstruction Group 1801) Update - Chun Yu Chan, City of San Diego & Mastaneh Ashrafzadeh. Construction start Fall 2022 / Construction Complete Fall 2023. Bids open end of August 2022. Two Phases: Phase A: Infrastructure , Phase B: Roadway work starts in the East, 1.7 miles moving towards to West.

September 2022:

1. Subcommittee formed to make formal recommendations on the Mira Mesa Community Plan update.
2. Presentation by Sphelle Rutledge on the Breaking Down Barriers program from Jewish Family Services San Diego.

October 2022:

1. Chair Stevens presented the 13 recommendations of the subcommittee on the Community Plan Update (recommendations are attached to this report). Recommendations were approved 17-0-1. Michael Linton abstained because Vulcan has a project pending discussed in the Community Plan update.
2. Sewer Rehabilitation Project – presentation by Scott Sanfilippo. Mira Mesa Improv 1 project – extended useful life of pipes, additional 20 years. Rehabilitate aging sewer pipelines in Mira Mesa – New Salem St. between New Salem Court and Deering St. and additional varied locations. Completed by Summer 2024; \$2.1Million budget.
3. PRJ 1064740 – 8065 1/3 Westbury Wireless Communication Facility – Michael Hadland with Charter Communications. PUC required communications facilities to have 72-hour emergency back up in specific fire zones. Mira Mesa is one of them. Allows residents to contact emergency services. Motion to approve as proposed, approved 17-0-0.

November 2022:

1. Congratulations to our Planning Group member Kent Lee on his election to City Council!
2. Lazy Dog Restaurant 10788 Westview Pkwy – Jared Taylor. Presented site plan and renderings for the proposed restaurant as well as information about the chain as a whole – in the previous Mimi's Café space. Estimated demo start around February, construction around April and finish Fall 2023. Motion to approve project passed 10-0-0.
3. Carroll Canyon Road Planning Study – Louis Schultz. Discussing draft feasibility study – commissioned by traffic engineering department -

regarding the Carroll Canyon Road Extension. City is responsible for T-5A project that connects from completion of 3-Roots portion (T-5B on west end) to where Carroll Rd. connects. Presented three alternative alignments explored – several looking at different ways to address the floodway with Carroll Creek; all three fall in the \$52-54M cost range.

4. Pure Water Update – Yen Tu. Provided an update on the Pure Water project – phase 1 completion anticipated for 2025 providing 30 million gallons per day; from Morena Pump Station to Miramar Reservoir; Phase 2 anticipated for 2035+. North City Pure Water Pipeline Project (~8-miles) will run from the Pure Water Facility mostly over Miramar Rd. to the Miramar Reservoir. Miramar pipeline installation will take place M-Th from 7pm-5am; one lane will remain open in both directions during working hours; construction equipment and materials will move along alignment as it progresses; access to MCAS Miramar will be maintained.

January 2023:

1. Longfellow Coastal Development Permit application PRJ-1068155 – Peter Fritz. There were issues regarding sensitivity to the community and housing adjacency; also with the size and height of the project. It is likely to be a heavy traffic generator. Need to encourage transit use and bike access. Request that they bring to next meeting how the development aligns with the new community plan. Would like Longfellow to come back with more details and address community concerns. No action taken.
2. Miramar Wine and Spirits - 7190 Miramar Road (PRJ-1071341) – Steve Rawlings – Approved (13-0).
3. Nine Charter Communications Projects – Michael Hadland –Board recommendation to remediate existing boxes where appropriate. Approved (13-0) for all 9 sites:
 - a. MM083_MM046A 11166 Calle Dario PRJ-1064727
 - b. MM070_MM070A 7860 Handel Way PRJ-1064724
 - c. SQ031_SQ031A 11698 Westview Pkwy PRJ-1064711
 - d. MM017_MM017B 7875 Handel Way PRJ-1064694
 - e. MM043W_MM043A 7275 CANYON BREEZE RD PRJ-1064055
 - f. MM045A_MM045A 7752 ACAMA ST PRJ-1064066
 - g. MM037C_MM037A 11460 HADAR DR PRJ-1064014
 - h. MM038Y_MM038A 7230 CALLE CRISTOBAL PRJ-1064022
 - i. MM040_MM040A 7924 HOLLOW MESA CTPRJ-1064027

February 2023:

1. Election committee report – there are seven seats up for election/reelection. 6 are 4 year terms, one a 2 year term (to fill the seat vacated by Kent Lee). Candidates introduced themselves.

March 2023:

1. Planning group elections were held. Election Results: For residential members there were 7 seats up for election, one being a two-year term to fill the vacancy left by Kent Lee. The two-year term was given to the person elected with the fewest votes. Elected members:
 - a. Ramon Bieri
 - b. Nicholas Boechler
 - c. Chris Cate
 - d. Joe Frichtel
 - e. Bo Gibbons (2 year term)
 - f. Tommy Hough
 - g. Sean Tompkins
 - h. Keith Flitner - Business
 - i. Julia Schriber – Business
 - j. Property Owner – will be appointed at the next meeting
 - i. Evan Cassolato (to fill vacancy for elected position)
 - ii. David Mandelbaum (for appointed position)
2. PRJ1-1070889 5975/Pacific Mesa Easement Vacation – Scott Davis | Michael Baker International. Approved (14), Abstain (1)

Jeff Stevens
Chair, Mira Mesa Community Planning Group

Recommendations on the Mira Mesa Community Plan Update

Mira Mesa Community Planning Group

Approved unanimously October 17, 2022

The draft Mira Mesa Community Plan paints an optimistic picture of a future Mira Mesa with additional housing added following urban design principles, frequent transit and better support for bicycles and pedestrians. However, the Plan as written is incomplete and to be successful needs the following:

1. **Public Facilities:** Under "Guiding Principles, the Plan says "Investment in new public facilities to meet community needs" but there are no specifics about how this is to be done. The Plan needs to be accompanied by a Public Facilities Financing Plan with cost estimates, schedule and funding mechanism for all of the public facilities identified in or implied by the plan.
2. **Transit:** Under "Guiding Principles" the Plan says, "A transportation network ensures safe, accessible, and efficient travel with a convenient, frequent, and user-friendly public transit network." Currently the transit network is very limited and there is no funding assured to improve it. The Plan assumes that it will work. An endpoint analysis needs to be done to ensure that destinations throughout San Diego are reachable in a reasonable amount of time. Funding for the study and transit need to be provided.
3. **Micro-Transit:** The proposed transit network is limited to major roads such as Mira Mesa Blvd and it is not easily accessible to many residents, particularly those who live in the Sorrento Valley Blvd-Calle Cristobal corridor. Because of the structure of the streets on the South side of Calle Cristobal and the long, narrow shape of Pacific Ridge very few of the residents will be within a one-half mile or 10-minute walk to a transit hub or bus stop. Although micro-transit is acknowledged on p. 53 of the Community Plan, a more explicit plan needs to be outlined that is comparable in detail to those for the major streets in Chapter 3 of the Community Plan.
4. **Traffic:** The PEIR only considers VMT and has no analysis at all of traffic congestion. This may meet the legal requirements, but for current residents this is a big issue. The traffic study did analyze congestion and showed that all major intersections at rush hour are at level of service F. The City needs to complete its section of Carroll Canyon Road as soon as possible and assess other traffic improvements throughout the community that reduce traffic congestion.
5. **Water and Sewer Infrastructure:** The EIR states that while San Diego has sufficient water to support the additional population, the water and sewer systems are aging and will need to be upgraded. Water and sewer systems need to be upgraded before problems occur and so need to be scheduled and budgeted.
6. **Schools:** SDUSD demographers estimate a potential increase of 7,614 students from the future additional dwelling units under the proposed CPU.
Breakdown by grade:

- a. K-5: 4,029
- b. 6-8: 1,573
- c. 9-12: 2,012
- d. K-12: 7,614

This means Mira Mesa High School could see an increase of 2000 students. The SDUSD letter to the City says “Implementation of the Draft Mira Mesa Community Plan Update will likely require significant expansion of school facilities in Mira Mesa. The district does not currently have any long-range facility plans that could possibly accommodate the estimated number of generated students.” No school locations are identified in the Plan except for one elementary school site intended to support Stone Creek. It is not going to get easier to find land for schools in the future. Planning should begin now for how this increase in students will be managed.

- 7. **Parks:** The EIR has a section titled "Deterioration of Existing Neighborhood Parks and Recreational Facilities," which says the following: "The proposed project would result in a buildout of approximately 58,741 dwelling units and a population of Approximately 143,000 residents by 2050. In order to maintain the Value Standard established by the City of San Diego for parks and recreational facilities, the community of Mira Mesa would be required to provide park facilities totaling 14,300 Recreational Value Points upon buildout under the proposed CPU. The existing and planned park facilities at this time totals 11,196 Recreational Value Points, leaving a deficit of recreational facilities. Due to the increase in population and the deficit of appropriate recreational facilities, it is possible the increased use of the facilities could result in substantial physical deterioration." The Value Standard was established in the Parks Master Plan to make it easier to meet than the previous acreage requirement. It is inexcusable to develop a new Community Plan that falls 3,000 points below the new standard. The Plan should be amended to identify an additional 3,000 points of Park Value.
- 8. **Recreation Centers:** The Plan says "To meet the guidelines for a minimum of 17,000 square feet per 25,000 residents, Mira Mesa's potential buildout population results in the need for 97,240 square feet of recreation center building space to meet General Plan standards (1 recreation center per 25,000 residents.) The need is the equivalent of 5.7 recreation centers sized at 17,000 square feet each." Mira Mesa has two recreation centers, one shared with Miramar College and there is one recreation center planned for 3Roots park, so we are far short of 5.7. Locations and funding should be identified for new recreation centers.
- 9. **Aquatic Complexes:** The Plan says "An aquatic complex serves a population of 50,000. To meet the aquatic center guidelines, Mira Mesa's potential buildout population results in the need for approximately 2.86 aquatic complexes to meet the General Plan standard." We have one aquatic complex under construction and one shared with Miramar College and Scripps Ranch. Location and funding should be identified for an additional aquatic complex.
- 10. **Incomplete Public Facilities in the Adopted Community Plan:** There are several important public facilities in the adopted community plan that have not

been completed and are at risk with the termination of the FBA program as well as increased costs from long delays in construction. These projects need to be prioritized and completed. The most important are:

- a. Aquatic Center and other improvements at Mira Mesa Community Park. This is in progress but not yet fully funded.
- b. Recreation Center at 3Roots Park. This was moved from Mira Mesa Community Park when the 3Roots site became available.
- c. Carroll Canyon Road between Camino Santa Fe and Carroll Road. This has been designed and a feasibility study done. It has an estimated cost of about \$40 million. State or Federal money could be available for it.
- d. Canyon Hills Park. This site was purchased for a park in 1989 and a GDP was developed recently. It needs to be constructed.
- e. Renovation of recreation center and pool at Hourglass Park. This is required at 55 years.

{9/25/2044) to continue with the lease for another 44 years. There was money in the FBA to pay for part of it. This must not be overlooked, or Mira Mesa could lose one of its most important recreation sites.

11. Canyon Trail System: Several new trails have been added to the Mira Mesa Community Plan and are listed in Figure 6-2. These trails are a welcome addition to the Community. Funding sources and a mechanism for funding the trail enhancement needs to be specified

12. Bicyclist Protection: Sorrento Valley Blvd and Calle Cristobal are extensively used by cyclists. Although bicycle lanes are marked, speeding cars and inattentive drivers of commonly observed drifting into the bicycle lanes. Add buffered bike lanes to this 5+ mile section for the protection of the cyclists.

13. Unpredictability: Over the past 30 years Mira Mesa has developed in accordance with a community plan that allowed us to predict the type and location of development and future population, and to site and fund facilities needed to support the new population. Consequently, the Mira Mesa Community today looks very much like the Community Plan developed 30 years ago. In contrast, the proposed Plan has a wide range of possible future population and so far no property owner or developer has committed to building the urban villages proposed in the Plan. The future population of Mira Mesa could therefore be anywhere between 90,000 and 144,000. How do we plan for this? We need a financing and phasing plan that will build as much of the infrastructure as possible early and plan for additional population, then phase in the rest of the improvements as the population grows.