

Minutes of the Monthly Meeting of the  
Kearny Mesa Planning Group  
September 20, 2017  
Serra Mesa/Kearny Mesa Library  
9005 Aero Drive, San Diego, CA 92123

Planning Group Members in Attendance:

Ping Wang  Mark Olsson   Paul Yung  Lorah Tana  Todd Matcher  
 Jeff Sallen  John Turpit  Kate Phin  Buzz Gibbs  Ed Quinn  Karen Ruggels  Robyn Badilla  Derek  
Applbaum  John Mulvihill  Dana Hooper

Community members in Attendance:

Jose Raul Gomez  
Anthony Nguyen  
Ryan Coleman  
George Coleman  
Wesley Quach  
Allen Young  
David Belanich  
Robert McDowell

1. The Meeting was brought to order at 11:40 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the **Minutes of the August meeting** were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections. Spelling corrections were made to community member's names and action items needed further clarification. They were **approved 8-0-0**. Jeff then asked to vote in Meridith Marquis to the Planning Group. Meridith works for Kyocera and will be taking the place of Kate Phin who stepped down from the Planning Group. The Planning Group voted 8-0-0 in favor of Meridith taking over Kate's position.
2. **Public Comment on any item not on the agenda:** Buzz Gibbs requested that the KMPG submit a letter to the city expressing our disapproval of the solar power stations being installed at the Kearny Mesa Library. Jeff Sallen said he would have to check back in his records to confirm if the KMPG voted in favor or against the project.  
  
Allen Young from Councilman Chris Cates Office stood in front of the group and gave an update on the Hepatitis A outbreak in San Diego.
3. **Mail and other items received since the last meeting.**  
N/A
4. **Presentation:**  
KMPG Member and KM Property Owner John Mulvihill gave a brief presentation regarding his plans to demolish an existing three story 34,672 square foot industrial building and build an approximate 20,000 square foot industrial building. This presentation was purely an informational item and did not require a vote.
5. **Action item:** Jose Raul Gomez presented on Project #337458. Jose requested a vote of a Neighborhood Use Permit (NUP) for a proposed auto repair facility in an existing 850 square foot building, proposed carport detail and drying area and remodeling in an existing auto service building on a 1.78 acre site. The KMPG requested that Jose come back next month once the group has had a chance to review the cities cycle letter. A vote was taken to postpone the item until further information was gathered. (13-0-0)
6. John Turpit (Chair of the Community Planning Group Sub-Committee) led a discussion regarding future topics to include on the agendas for the Kearny Mesa Community Plan Update Sub-Committee. The Planning Group voted unanimously in favor of the following items:

## **KMPG – Sub-Committee Agenda Items:**

*West of 163 and East of 163.*

*WEST of 163 has lots of shops, restaurants, small employers, is restricted by airport overflight, has very strong participation in the Convoy District, welcomes future residential development, generates lots of sales taxes through auto sales, and has smaller land parcels, save McGrath and the trailer park.*

*EAST of 163 has large parcels (5 to 20 ac) occupied by large employers (Solar has 45 acres); many of the companies are publicly traded and have headquarters outside of San Diego; two large developments have occurred recently-County Ops -700,000sf---Kaiser Hospital- 1 million sf.; the airport occupies nearly 1/3 of the land area east of 163 and acts as a physical barrier north to south, there is very little retail except along CMB; Prime Industrial Land overlay exists; FAR restricted to 0.5 for both East and West.*

*WEST of 163:*

- a. *How do we make Convoy more walkable?*
- b. *Residential will help the existing businesses—from car sales to restaurants. Where can it go?*
- c. *How/where can Convoy add parking to support the shops?*
- d. *How do we connect KM East to KM West so workers from the East can easily access the shops and restaurants in the West? Buses, Uber/lyft, bikes?*
- e. *Could thru traffic on Convoy be routed around “the district”?*
- f. *Does current signage hurt or help the Convoy District’s image?*
- g. *Would trees on Convoy make it more walkable and be good for retailers?*
- h. *Should the District have architectural guidelines?*
- i. *Has the FAR restriction—2.0 City wide/ 0.5 in KMESA---hurt the west side?*
- j. *What is the highest and best use for the mobile home park near Copley Drive?*
- k. *What is the best land-use under the flight path? What contributes the most (financially, aesthetically, functionally) to West KMESA but still satisfies the APLUCP?*

*EAST of 163:*

- a. *For 10 years the Planning Group has voted to prohibit sensitive receptors, particularly residential. Is that still a top priority?*
- b. *For 10 years the planning group has wanted to increase the FAR. Is that still a top priority?*
- c. *When the City proposed the Planned Industrial Lands Map (PIL map) (2006-7), the Planning Group initially thought it was a good idea because it prohibited sensitive receptors. Later the Planning Group tried to limit the PILM area and language because of concern for its broad restrictions. Example: an early draft of the PIL prohibited multi-tenant office.*

**SHOULD THE AREA OF THE PILM BE REDUCED, ENLARGED or STAY THE SAME?**

- d. *How can the land-use plan protect the large employers and encourage them to grow, even though California is not known to be as “business friendly” as other states?*
- e. *Who sees KMESA as the 21<sup>st</sup> Century tech hub for San Diego? For those that do, what land use maneuvers are key to make that happen? For those that don’t, please tell us why.*
- f. *San Diego is a small tenant market—86% of SD companies occupy 5,000sf or less (20 employees). That being the case, what land use plan would cater to smaller companies? Would that be best satisfied where there are smaller lots, like on the West side of 163?*
- g. *Millennials want to work close to where they live (walk, bike, bus, Uber to work). They want to live in a “hip” place like Little Italy, South Park, North Park. Could the Convoy District, with added residential, become “hip” enough to interest them? Then travel east to work?*
- h. *The east side employment center is surrounded by residential a mile or two away—Clairemont, Tierrasanta, Serra Mesa---. It was planned that way in the 50’s when General Dynamics employed thousands of people. Would frequent bus service from these neighborhoods (every 15min in the AM and PM) be used; be beneficial to the employers, employees, reduce traffic?*
- i. *There is approximately 1,100 acre of employment land, excluding the airport. Could the East Side be to 21<sup>st</sup> Century Tech jobs as Torrey Pines is to Bio-Medical jobs? If so, how can land planning help make that happen? If not, why?*

Jeff concluded the meeting at 12:45 pm.