

**MIRA MESA COMMUNITY PLANNING GROUP
MONTHLY MEETING**

Mira Mesa Library Meeting Room
(Corner of Camino Ruiz and New Salem St.)
7:00 PM, Monday, September 17, 2007

AGENDA

7:00 p.m. **Call to Order**

1. Agenda Deletions or Additions
2. Approval of Minutes
3. Information Items
 - a. MCAS Miramar
 - b. Council District 5 Update – Khoa Nguyen
 - c. Planning Department – Dan Monroe
 - d. Casa Miraview – Bruce Brown
 - e. Public Comment
4. Correspondence
5. Chairman's Report
6. Old Business
 - a. Camino Ruiz Neighborhood Park Trail
7. New Business
 - a. Mira Mesa High Outdoor Theater Proposal
8. Committee Reports (as time allows):
 - a. Los Peñasquitos Canyon Citizen's Advisory Committee Report – Pam Stevens
 - b. CPC- Jeff Stevens
 - c. Stone Creek Update – Jeff Stevens
 - d. COMPACT

9:00 p.m. **Adjourn**

The public is invited to these meetings and will be given an opportunity to speak on matters before the Planning Board. Speakers from the audience are requested to state their names and whether they represent any organization.

**Mira Mesa Community Planning Group
Meeting Minutes
August 20 2007**

Attendees:

Jeff Stevens Erwin Rose Bruce Brown Marlon Austria Ian Firth
Bob Chamberlain Mike Linton Ted Brengel Ian Firth Joe Frichtel
Mark Kornheiser Bob Mixon Marvin Miles Rick Lloyd Rich Ragus

1. Agenda Deletions or Additions

Meeting called to order at 7:00 p.m. No changes to the agenda.

2. Approval of the Minutes

A motion was made (Brown/Stevens) to approve the minutes from the June meeting. Motion passed 11-0-2. The MMCPG did not meet in July.

3. Information Items

a. MCAS Miramar:

Juan Lias reported the MCAS Miramar Land Use Plan is moving forward. It should be ready for review within 60 days. Juan also reported a MV-22 Osprey squadron would be training at Miramar for the next 30 days

b. Council District 5:

Khoa Nguyen announced that Bruce Brown has been appointed to serve on the city of San Diego Park & Recreation Board. Khoa also announced that the Right of Entry permit for Jonas Salk Elementary School has been approved. Lastly, two driver feedback signs have been installed in Mira Mesa.

c. Planning Department:

Jennifer Cordeau, the city planning department representative for Mira Mesa, announced she is leaving for another post in the planning department. She introduced Mr. Dan Monroe as her replacement. Dan will be the new planning department liaison for Mira Mesa.

d. Bikes on Mira Mesa Blvd:

Trevor Bourget gave a brief overview of bicycle lane problems in Mira Mesa. The city bike program is reviewing several projects for Mira Mesa, including fixing some of the roadways. Grant money of an undetermined value is expected from SANDAG that would apply to improving bikeways. Problem areas include Mira Mesa Blvd between Parkdale and Lusk Blvd, and Black Mountain Blvd from Mira Mesa Blvd and Miramar Rd.

e. Casa Mira View:

The project development team presented updated proposals, including an option if CALTRANS decides to site the I-15 flyover off-ramp at this

location. Currently, the project calls for 3 sets of 5-story buildings for residences and parking. The residential portion will be designed as a “wrapped product” with the parking structure in the middle so parking is not visible from the street. 1,848 dwellings are proposed. If the CALTRANS proposal for the off-ramp at Galvin is approved, the 3rd set will not be constructed. The first two buildings will be constructed at the north end of the property first, with a signalized intersection opposite the existing Hage Park entrance. Different architectural styles will be implemented for each building. Traffic analysis dialog with CALTRANS is underway. Project managers are recommending the I-15 flyover ramp be installed at Hillery Dr as originally proposed.

Bruce Brown requested a January 2008 update on the traffic study/proposals. The developer will provide regular updates to the MMCPG on project status. Various road intersections in the area are under review for improvement, including further analysis of the Abrams property, with city staff. Jeff Stevens requested specific intersection improvement plans at the next update.

f. **Public Comment:**

Bob Ilko, Scripps Ranch Planning Board Member announced he is a candidate for City Council District 5 in the 2008 election.

Several residents on or near Capricorn Way commented on the traffic problems and turn restrictions in the area. Some drivers travel at high speeds causing accidents. Frank Takenaga suggested keeping the turn restriction signs in place. Brengel advised attendees to wait until Old Business comes up to make additional comments.

4. Correspondence

The Chair received updates on the Scripps West LLC Carroll Canyon Project. Additionally, initial plans for the biological trail proposal connecting Camino Ruiz Park with Peñasquitos Canyon Preserve are coming forward.

5. Chairman’s Report – Brengel deferred comments in order to move to old business.

6. Old Business:

a. **Carroll Canyon Business Park**

James Greco reviewed previously submitted plans for 2 lots along Camino Ruiz in Carroll Canyon. Car dealership proposals have been replaced by plans for self-storage facilities on each side of Camino Ruiz consisting of quality architectural features. Several members expressed concern that no plans were included for setback treatments and landscaping along Camino Ruiz. Brown and Mixon support the revised self-storage concept based on a good landscaping design. Since no landscaping plan has been submitted yet, several members elected to withhold approval until a full and complete project

is submitted for review, including the landscaping plan. The reason cited for this request resulted from projects in Mira Mesa deviating from agreed upon design features. Marvin Miles added that a signage plan should also be submitted for review. Mr. Greco would like the site plan to go forward ASAP for city review. A landscaping and signage plan will be submitted to the MMCPG for review and comment at a later date. A motion was made (Brown/Mixon) to approve the project in concept subject to later landscaping and design review. Motion passed 8-4-1. Subsequently, a new motion was made (Frichtel/Brown) to approve the project for one lot only so as to allow review of the plans for the second lot. Motion passed 11-0-2.

b. Approval of New Bylaws

Jeff Stevens finalized the new bylaws for the MMCPG using criteria provided by the city for all planning group bylaw updates. A motion was made (Brown/Lloyd) to approve the bylaws as submitted, including a late amendment distributed by Jeff to maintain a nonmember mailing list. Motion passed 13-0. Approved bylaws will be submitted to Dan Monroe for processing by the city.

c. Capricorn Way Turn Restrictions

Brengel opposed to current turn restrictions because they don't appear to solve traffic problems on Capricorn Way. David Di Pierro, City of San Diego Traffic Engineering Department, presented a traffic survey done by the city showing the affects of turn restrictions on traffic volume during peak hours. Without turn restrictions, an estimated 700 trips would be added on Capricorn in the morning. Several residents spoke of the following problems with turn restrictions: Houses have been hit by speeders near Pegasus & Capricorn, speed is an issue where speed humps are not in place, Irongate Rd is inaccessible in the morning, no enforcement of ordinances, disagreement over value of turn restrictions. If speeding is a problem, the city needs to initiate a speed survey on Capricorn. No action will taken on turn restrictions until analysis and comment from the residents and public have been reviewed.

7. **New Business:**

a. Arena Pharmaceuticals

Brian Drache reviewed plans for a PDP Amendment at 6145 Nancy Ridge Drive for Arena to relocate a proposed building within a previously approved development permit. Not seeing any noticeable impacts, a motion was made (Stevens/Brown) to approve the request provided MCAS Miramar land use planners and the FAA review the proposal for compatibility with their land use guidelines. Motion approved 13-0.

b. 9466 Black Mountain Road Map Waiver.

Leppert Engineering submitted a request for a commercial condo conversion for a building currently used by Green Music near Black Mountain Rd and Miramar Rd. Development services is requesting a PDP to restrict uses within

the building to ensure compatibility with the community plan and zoning requirements. Item will be trailed until the September meeting.

c. 7630 Carroll Road Map Waiver

Scott Peters presented proposal to remove retail from the bottom units and replace with office support uses. Retail would be moved to another 20,000 sq ft building nearby. Motion made (Stevens/Mixon) to approve the proposal. Motion passed 13-0

d. 7310 Miramar Rd Map Waiver

Mr. Peters presented an additional map waiver for moving the retail from 7630 Carroll to 7310 Miramar. Motion made (Stevens/Mixon) to approve the proposal. Motion passed 13-0.

8. Committee Reports:

a. Los Penasquitos Canyon CAC – Jeff Stevens (for Pam Stevens)

The city ranger station proposed for Black Mountain Rd and Mercy Rd is postponed until 2009. Rich Ragus volunteered to act as the MMCPG alternate voting representative to the CAC. Ted Brengel will write a letter confirming. Next meeting of the CAC is September 20.

b. CPC – See Jeff Stevens report sent via e-mail SEPCOR.

c. Stone Creek Update

Jeff Stevens reported no traffic study completed yet. Park & Rec issues remain to be solved. Joe Frichtel recommended all Carroll Canyon property owners meet to resolve Park & Rec issues for the entire undeveloped portion of the canyon. Three meetings are scheduled for the rest of the year: September 17th: 6 PM immediately prior to the Planning Group meeting; October 8th: 6-8 PM; and November 19th: 6 PM immediately prior to the Planning Group. Jeff's complete report sent via e-mail to all MMCPG members.

Meeting adjourned at 10:15

Submitted by:

Robert Chamberlain
MMCPG Board Member