

Notice of Public Meeting and Agenda
Serra Mesa Planning Group
A Recognized San Diego City Planning Group - Serving the Citizens of Serra Mesa

April 19, 2007, Thursday, 7:00 PM – 9:00PM
Serra Mesa-Kearny Mesa Library Community Room, 9005 Aero Drive

I. Welcome, Call to Order, Etc.

Voting Members are: J. Ander, J. Feinberg, E. Jimerson, M. Marion, R. McDowell, K. Mock, C. Moore (Vice-Chair), B. Ryan, D. Shockey, A. Smith, D. Wescott (Chair), T. Wright

A. Adoption/modification of agenda, and Rules of Order (see box, Meeting Ground Rules)

B. Approval of minutes for March 15, 2007 meeting

II. COMMUNITY FORUM and ANNOUNCEMENTS (15 min.)

This is an opportunity for members of the audience to bring up issues not on the agenda.

III. LEGISLATIVE AIDES and COMMUNITY PLANNER: (5 min. each)

Kristin Camper-Wozniak, District 6 Council Office – 619-533-6460

Maxx Stalheim, Long Range Planning

IV. Information and Action Items

- Election, to fill one spot, Action Item
- Board Officer Elections, Action Item
- Annual Report, Action Item
- Proposed Traffic Stop Sign, Rhonda and Melbourne, Action Item
- Committee Discussion: new ones, old ones, leaders and members
- The Rock Church

Meeting Ground Rules

- *Be respectful of others and their ideas**
- *Listen and be open-minded**
- *No interruptions, please**
- *No side conversations**
- *Stay focused on issues, not personalities**

V. Chairs Report

CPC Report – D. Wescott, Chair

VI. Special Committee Reports (as time permits)

A. Committees

- | | |
|---|--|
| 1. Quarry Falls Development - J. Feinberg | 4. Qualcomm Stadium Redevelopment – J. Ander |
| 2. Birdland - Open | 5. Hye Park - Open |
| 3. Traffic Calming - T. Wright | 6. Sewer Maintenance – D. Wescott |

B. Liaison/Representative

- | | |
|---|---|
| 1. Administrative/Correspondence: D. Wescott | 5. Open Space/Ruffin Canyon: D. Wescott |
| 2. Health, Education & Recreation: Open | 6. SMPG Financial status: Open |
| 3. Montgomery Field: J. Ander | |
| 4. Planning Groups – Mission Valley: Open; Kearny Mesa – J. Ander; Tierrasanta - Open; Linda Vista - Open | |

ADJOURNMENT: 9:00 PM

Members of the public are always welcome, and are encouraged to speak on matters before the Planning Group. Speakers from the audience are requested to state their names and whether they represent any organization. **YOUR OPINION COUNTS!**

Next meeting will be on May 17, 2007.

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Serra Mesa Planning Group

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Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday March 15, 2007

Serra Mesa/Kearny Mesa Library Community Room, 9005 Aero Dr.

CALL TO ORDER: D. Wescott called the meeting to order at 7:03pm.

10 out of 11 board members were present, constituting a quorum. There were approximately 21 members present in the audience.

ROLL CALL: Executive Board members in attendance were: D. Wescott, J. Feinberg, M. Johnson, M. Marion, K. Mock, C. Moore, B. Ryan, T. Wright, A. Smith, J. Ander. Not present: T. Wells.

Community Forum: Wade Rupe in the audience wanted to let people know that he and his wife are opening a new realty office in the shopping center at 3246 Greyling Dr. on March 24.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: C. Moore asked if there was any progress on the Parkview project and the money they will give towards parks and rec, D. Wescott also asked if she felt parks and rec would really do the dog park the way the community wants. Kristen mentioned that there is talk of getting a contractor to do the work on the dog park during the construction of the project and that from what she's hearing, they will be doing it the way the community has asked. C. Moore also asked about the median strips on Sandrock. Kristen hadn't heard anything new but will check on it. An audience member wanted to mention that they support the Children's hospital structure and hope the lawsuit/appeal won't have any impact on the project.

Max Stalheim, Long range planner, 619-236-6153: Regarding the recent rulings on the Brown Act affecting planning groups, the planning department hopes for talks at a city council meeting in April about new rules to give to the planning groups. The city did approve the Children's Hospital structure, but there was an appeal against it. Appeal planned to be heard on March 26th. The Hebrew Day School on Aero Dr. has applied for a community plan amendment for a change in zoning. C. Moore asked that SMPG be kept up to date with any information regarding this since it borders on Serra Mesa. J. Ander asked if Max knew what was happening at the former gas station lot on the corner of Ruffin Rd and Mission Village Dr. M. Marion mentioned seeing activity there and in the old shopping center lot across the street that morning. Max didn't know of any specific new changes to the site.

Main Topic(s):

2006 Annual report: Held off for next meeting.

Glenhaven Condo Conversion (Project #90740), Keith Mullin: Keith Mullin is a new project manager for the conversion, however this is a re-application for the same conversion which had been previously voted down by SMPG one year ago. The application is the same as before, they now had a report on the current condition of the apartments and changes that would be required in order to make

the property more marketable. They still have no plans to sell the property only to get approval for the map change. C. Moore asked Max Stalheim if it was at all normal or possible for the city to require the property owner to make the property owner do the improvements listed in the condition report if the map waiver were allowed, he said that it's possible but not definite, but the city has been asking more of owners for condo conversions lately. Several audience members were against the waiver, some had either lived in the building in the past or still do and felt the place needs substantial improvements even without a condo conversion waiver. D. Wescott asked M. Stalheim if they owner would be required to return to the SMPG in a future meeting if the condo conversion were allowed and the decided to build; no, they would have the right to get permits and start the conversion. There were concerns from several board and audience members about the condition of the property today, as well as the lack of parking.

T. Wright made a motion to deny the map change. A. Smith seconded. Vote (9/1/0), motion passed. A. Smith mentioned he voted to deny mostly due to lack of parking. J. Ander felt the owner needed to improve the property waiver or no. C. Moore mentioned the loss of rental property in Serra Mesa when the plan mentions a balance between rental, condo and homes; a few other board members concurred. K. Mullin wanted to know if there was any possible middle ground at which the owner and SMPG could meet. D. Wescott felt it wasn't likely without any improvements to the current condition of the property.

Traffic Calming on Murray Ridge Rd. Marco Sessa, Sudberry Properties: The traffic study for the Quarry Falls project is now in draft #7, is extremely large, and is almost to the point where the city will accept it. The studies include both QF plans, with and without the connecting road at Phyllis Pl, by request of the city. Main points include: Re-striping Murray Ridge from 2 lanes to 4 from I-805 to Pinecrest. Light signals on either side of the I-805 bridge and signals at Murray Ridge and Pinecrest. There was a presentation on traffic calming options with a survey they would like feedback on. J. Ander brought up a worry about the people that live on Murray Ridge and how they might have more trouble getting out of their driveways with 4 lane striping and the loss of the center island lane. Several people felt that re-striping to 4 lanes would likely cause many people to speed up.

SMPG Board elections: All the candidates that were running again (T. Wells and M. Johnson did not run for re-election), we also gained 3 new members: Dale Schokey, Robert McDowell and Eric Jimerson. SMPG is now back to 12 board members.

The Rock Church: A resident that lives near the site had sent an email to D. Wescott who forwarded the mail to the TRC rep, we went over the points: Lights and a projector were seen on at night outside of hours they're supposed to hold meetings. This was explained as day to day work, technicians were likely making sure the projector was setup and working properly. A note on the sanctuary door was seen mentioning a meeting that would end at 10pm (outside allowed hours), there was another similar meeting that ended too late on the calendar. The note was placed by a volunteer and the meeting was actually going to be over at the required time, the other meeting's schedule was also wrong, it would be over within the proper time. An entry on the church calendar mentioned a meeting on Wednesdays of upwards of 100 people in a building with a 40 person limit. The meetings won't be any larger than 40 and the calendar will be updated. The choir meets Tuesdays in 3556, aren't loud events supposed to happen in 9179? This is a children's choir without a band and not loud, it will be done soon. TRC was going to

contact Sharp about using their parking lot for shuttled parking, what was the outcome? Sharp agreed but the property owner didn't want to allow the use until the vacant portion of a building at the same site was rented out as well. There was talk of a meeting in one of the buildings that would be too large and include tables selling items. This was never planned and they're not sure where this came from.

Committees: No updates due to time.

Approval of Minutes: T. Wright made a motion that the minutes be approved with two small edits (Change Sandy Berger to Sandy Moon and change wording of section on TRC to refer to the CUP or city regulations not allowing TRC to hold a meeting with more people in a building than its rated capacity instead of SMPG). B. Ryan seconded the motion. Vote (9/0/1) passed.

Adjournment: The meeting was adjourned by D. Wescott at 8:59pm.

MTM 3/21/2007