

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

**September 20, 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 (Secretary), 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 **May, June, and July** 2007 meetings (there was no meeting in August)

**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**

- Tim Bertch/Brian Drummy, MWWD, 20 minute information presentation

This presentation will provide information about wastewater treatment at the Point Loma plant, along with an overview of the timeline about decisions the City faces regarding potential upgrades. Also, it will provide details and discuss any actions the City may take regarding future treatment options at the plant.

- Kaleo Church Presentation, Pastor David Fairchild, moving into one building vacated by The Rock Church, at 3554 Ruffin Rd.; 30 minutes
- DIF and Strategic Funding Projects Discussion and Update

**V. Chairs Report**

CPC Report – D. Wescott, Chair  
Mailbox

**VI. Special Committee Reports (as time permits)**

A. Committees

- |   |  |
|---|--|
| 1. Quarry Falls Development - J. Feinberg | 4. Qualcomm Stadium Redevelopment – J. Ander |
| 2. Community Plan: D. Wescott             | 5. Hye Park - Open                           |
| 3. Traffic Calming - T. Wright            | 6. Open Space/Ruffin Canyon: D. Wescott      |

B. Liaison/Representative

- |  |                        |
|--|------------------------|
| 1. Administrative/Correspondence: D. Wescott   | 5. Finance: D. Wescott |
| 2. Health, Education & Recreation: Open  |                        |
| 3. Montgomery Field: J. Ander  |                        |
| 4. Planning Groups – Mission Valley: B. McDowell; Kearny Mesa – J. Ander; Tierrasanta - C. Moore; Linda Vista – Open |                        |
| 5. MCAS Miramar – Bob McDowell   |                        |

**ADJOURNMENT: 9:00 PM**

Members of the public are encouraged to attend and 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 October 18, 2007.**

**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**

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DVW 9/12/07

## **Annual Report of the Serra Mesa Planning Group**

March, 2006 to March, 2007

### **Section I, Introduction**

The Serra Mesa Planning Group began the year with the following members:

Cindy Moore, Chair  
Trevor Wells, Vice Chair  
Mike Marion, Secretary  
Jackie Ander  
Lowell Farris  
James Feinberg  
Mary Johnson  
Martin Reeder  
Barbara Ryan  
Al Smith  
Doug Wescott  
Tom Wright

At the March, 2006 meeting, boardmembers re-elected were Mike Marion, Cindy Moore, and Barbara Ryan. New board members: Al Smith, Tom Wright. Martin Reeder was re-elected at the April, 2006 meeting.

At the April, 2006 meeting, Doug Wescott was elected Board Chair, Cindy Moore to Vice Chair, and Mike Marion re-elected as Secretary.

Boardmember Lowell Farris passed away unexpectedly in a tragic accident in May of 2006. He had served on the Board for many years, and was highly regarded for his community service, especially in representing the Birdland section of Serra Mesa. He was often teased about being the "lowest paid worker at the (Montgomery) airport" referring to his generous help of others on their planes. His generosity and sense of humor will be missed by all. His favorite quote, which he carried with him at all times, was "Nobody cares how much you know, until they know how much you care." Sharp Hospital is working with the City and the Serra Mesa Planning Group to construct a new bus shelter on Health Center Drive opposite the new Sharp Hospital, an effort that Mr. Farris spent many hours on. Sharp Hospital has agreed to pay for a plaque remembering his dedicated work to have this shelter constructed.

At a special meeting on October 25, 2006, Kevin Mock was elected to the SMPG board to fill the vacancy left by the loss of Mr. Farris.

### **Section II Administrative Issues**

The SMPG met 12 times in calendar year 2006, including eleven regular meetings and one special meeting. Kevin Mock was elected at a special meeting in October to fill a vacant position. Board membership continues at 12. No policy or procedure changes were completed.

### **Section III Plan Preparation and Implementation**

At the June meeting, a subcommittee was created to steward the updating of the Group bylaws, per mandate from the City of San Diego. Time and effort were put into the bylaws update effort. However, with the City bylaws shell continued undergoing changes required by the new

interpretation by the City Attorneys Office regarding planning groups needing to adhere to the Brown Act and so the bylaws update was tabled, and will be revised during 2007.

#### **Section IV. Special Projects**

Cindy Moore and Doug Wescott attended the Brown Act workshop in January, 2007  
Kevin Mock and Tom Wright attended the COW Workshop in October, 2006  
Doug Wescott attended the Planning Committee Operations workshop on May 31, 2006  
A special dinner was held on June 1 to honor individuals who had provided outstanding service to the community over the past few years, including outgoing Planning Group chair Cindy Moore.  
Doug Wescott attended the Planning Chair Operation workshop in May, 2006

**MCAS Miramar Airport Proposal, Proposition A** The Planning Group held a special joint meeting on October 25, in partnership with the Serra Mesa Community Council, with a spokesperson from each side making a presentation regarding Proposition A. SMPG then voted to oppose the proposition as written. Vote (7/0/0) passed unanimously.

Recommendations to City Planning Commission on housing for **draft general plan**:  
At our August meeting, there was discussion;

In September, Bill Anderson, New Director of Planning and Community Investment, City of San Diego attended the SMPG meeting and introduced himself. He is a Serra Mesa native, and attended Jones Elementary.

**Transportation Issues** At our March meeting, J. Ander mentioned the MTS meeting on lack of bus routes on Mission Village Dr. Route 27 has been eliminated. Route 25 still up in the air. Loss of 25 would mean Serra Mesa and Linda Vista wouldn't have direct bus routes to the hospital. Several people from Linda Vista and a few from Serra Mesa attended the MTS meeting. At our September meeting, Traffic Calming on Murray Ridge was brought up, and is still being discussed. With expansive development taking place in Mission Valley now and in the near future, Serra Mesa expects to have ever-growing traffic issues.

#### **Section V. Project Review**

**Parkview Condominium Development, PDP 131774** The community patiently awaits the ground-breaking on the Parkview Condominium complex 3540 Aero Ct, west to Kearny Villa Road. Although this is technically in the Kearny Mesa Planning Group, an agreement between the Kearny Mesa Planning Group, the developer, and the City has allowed the DIF funds to be completely allocated to project within the Serra Mesa Planning Area. These funds amount to \$4.4 million.

**Door of Hope, Project No. NA**, 2799 Health Center Drive. Project to remove some buildings and with Hope Apartments, a three-story, type five structure housing 40 1, 2, and 3 bedroom units. Project initially presented to SMPG at 1/19/06 meeting. The project manager came back to the February meeting to show design changes made which incorporated some suggestions from the Group at the January meeting. The Group voted 9/0/0 for approval of the plans as presented.

**Future Plans For Industrial Area Along Aero Drive** At our January meeting, we heard Project Manager Randi Coopersmith with Latitude 33 came to give initial ideas for land on the corner of Aero Dr. and Sandrock Rd. Land involved is just over seven acres in size. Likely going to be mixed use to allow people to live and work in the same area, they plan to work closely with people living adjacent to the land in order to alleviate concerns.

**Cabrillo Palisades Condo Conversion, Project No. 97472** Initial presentation to SMPG at August meeting. The project would convert 368 existing apartment units into condos. Anecdotal information has these being built in the early 60's. The complex is located in the triangle north of Mesa College Drive and between SR 163 and I-805. Primarily 2 bedroom units, with some 3 bedroom units. At October meeting, several people living in the area brought up concerns about parking as well as what they saw as the units not having been improved. No vote was taken; a motion that we table the item for a month to give time for notice to be given to people living in the area.

At November meeting, SMPG had asked for parking information, if the project were built today, current requirements for a brand new project would be for 734 parking spaces; there are currently 366 spaces. Measurements estimated 268 more parking spaces on the street. Motion made to not approve the conversion plan passed, 6/3/0. Reason given was that the Serra Mesa community plan requires a balance between single family, multi family, and affordable housing and that the recent rash of condo conversions has upset this balance.

**Airport Observation Areas for Public Access at City of San Diego Airports** At our September meeting, we first heard from Mr. Gerald Blank about plans to build an area at each airfield, including Montgomery Field, that are for public use to observe air operations, help teach people and children about aviation and possible jobs in the field, etc. The projects are funded entirely by donations. A motion that SMPG sends a letter to our city council members indicating that we support the plan passed 9/0/0.

**Quarry Falls** January meeting, discussion of bench named for Mr. and Mrs. Don Knoell. Don was longterm member of the Planning Group and very active member of the community, who passed away in 2005. The January meeting was adjourned in his honor.

August meeting, presentation by Marco Sessa, VP of Development, Sudberry Properties: Property is currently owned by the Grant family. Plans include affordable housing on site (~500 units) in the mid to high density housing areas. An example of similar high density housing is the Promenade where the trolley stop is near Hazard Center. High density housing might go as high as 7 or 8 stories max. Total units planned, ~4,780.

**Children's Hospital Acute Care Pavilion:** at the March meeting, presentation by Tim Jacoby from Children's Hospital and Greg Konar with Project Design Consultants. Pavilion will have approximately 154 beds (84 new, rest replacing existing beds). Plans are to be one of the first hospitals to rate as high as possible, plans already qualify as very high. Motion to approve the project passed unanimously.

**Ronald McDonald House:** Robert Lombardi of 4G Development & Consulting, LLC showed an amended proposal comprised of 47 bedrooms in the same original footprint. Project as amended was approved (9/0/1).

**Food Choice Market** Before the Group at February meeting, asking for support for utility easement vacation. Approved 9/0/1.

**8501 Glenhaven St., Project No. 90740** Condominium Conversion of 50 existing units to be converted to condominiums. Initial presentation at February meeting, continued to March meeting. L. Farris made a motion that we approve the 4plex project on Hurlbut, J. Miller 2nd. Vote (8/0/0) passed. L. Farris made a motion that we approve the 50 unit properties on Glenhaven, J. Miller 2nd. Discussion included several people opposed to this conversion due to parking issues as well as concerns that units are too small for condos vs rentals. Vote (4/4/0) motion failed.

**Afghan Community Islamic Center (ACIC), Project No. 100999** – Initial presentation at May meeting, by applicants Sayed Sadat, Joseph Hayat, Abdul Qayum. Over 100 people were in attendance, some in response to a racist markup of the standard city notice, which had been posted in the Mission Village area of Serra Mesa. Councilmember Donna Frye was also in attendance. ACIC is a non-profit organization that was founded in 1994. The center is going to be a place for Afghan-Americans and new immigrants to get “moral, religious, cultural and economical support.” The center is open to anyone, regardless of religious affiliation. Volunteers have already cleaned up the site and painted over graffiti on the wall. Issues that were brought up: How many people might attend any function at the site? The current allowed max for the building is 132.

**2780 Cardinal Rd. Map Waiver, Project No. 92114**, Commercial Condo Conversion, existing building: Current owner of property looking to convert commercial building to commercial condominium. Two current tenants interested in purchasing their respective units if/when conversion completed. Result in change of ownership, building would remain the same. Owner has already been through one plan check with city, moving forward asking for map waiver. L. Farris made a motion to approve the plan, A. Smith 2nd, Vote (7/1/0) passed.

In October, **Cabrillo Medical** map waiver for commercial condos, Larry Dutton: Building is already under construction, simply want to change to commercial condos in order to sell suites vs. leasing space. Some of the process with the city is already done. No changes to the building itself are planned. There would be a maximum of 32 condo units in their proposal. C. Moore made a motion to approve the conversion, T. Wright seconded. Vote (8/0/1) passed.

**Sprint/Yolanda Ave Cell Towers** Americantower bought the location about 4 years ago from Nextel (Nextel and Sprint merged). This location is actually in the Kearny Mesa Planning Area. Several sites at location, only concerned with the one Sprint/Nextel one. Audience member concerns all seemed to be related to signs about cancer causing products on site; this is related to the Kinder Morgan ownership of land and pipeline running under it. These issues are not related to the cell site in any way. CUP only requests that they continue as is (with modifications to “hide” site) not to add more to site. Had Kearny Mesa Planning Group voted yet? Yes, they voted in March however the presentation had implied it was a new Cup, not simply a renewal. Vote (7/1/0) Passed.

**Rock Church Presentation** at March meeting, Brian Rodgers, Facilities manager: Rock Church gave a presentation for a proposed amendment to CUP No. PTS91635. Amendment asking to hold more services, to use tables outside, and for traffic control measures. Several people on the board and in the audience voiced concerns over two main issues: 1. The traffic control measures have a large negative impact on traffic, contrary to promise made before the original CUP was granted. 2. The increased services are late and people already complain of noise on the existing days with services.

The Rock Church Much effort and time of the Planning Group was taken up with issues surrounding The Rock Church. Numerous acts outside the current CUP, and negotiating around the issuance of an amended CUP, required many hours of committee time and Planning Group review. The presence of this large church in an industrial area of Serra Mesa, directly bordering large multi-family residence complexes, presented challenges to the community, in parking, noise, and the crowds of the growing congregation. The issue dragged on for months, finally being basically resolved in Feb, 2007. Close monitoring of TRC activities continues by the community.

At our August meeting, Rock Church (C. Moore): Attended a penalty hearing for the church (out of compliance with CUP), 4 people from Serra Mesa community were there. Levied a fine of \$55,000 for being out of compliance from July 8 – Aug 31 (55 days), however, the city only asked for \$5,000 now and will review in 45 days to see how they've worked to resolve the use violations. Sending a message to fix things or the church will have to pay the additional \$50,000.

In October, Rock Church Presentation, Alan Haney & Paul Montgomery: Presentation was to discuss what new uses TRC wants on site, and what concessions they would agree to as suggested by SMPG and the Rock Church sub-committee of SMPG dependent on SMGP supporting TRC's desired CUP amendment with city. Current CUP for existing space use is good through 2009, but planning to move services to Point Loma site when it's finished (planned Aug 2007). Majority of time was spent on issues regarding parking and traffic. C. Moore made a motion to accept the agreement with TRC (SMPG has further documentation on this). J. Ander seconded motion. Vote (10/0/0), motion passed.

In November, Rock Church, CUP Amendment items vs. Ancillary Agreement items, Pat Montgomery and Cliff Williams: TRC and SMPG reviewed the language of the agreed-upon issues and the city's wording on their report to make sure we agree. For each issue where the proposed CUP language provided by the city didn't seem to cover the agreement between TRC and SMPG, suggested revisions or additions were agreed on. C. Moore made a motion to send a letter to the hearing officer that The Rock Church and SMPG agree on the CUP amendment conditions and that we have some suggested amendments to the city's language. T. Wright seconded. Vote (9/0/0) passes unanimously.

**Shawn Canyon Sewer Redirection Flow Study** – Julian Espinoza with the city. Original trunk sewer was built in 1957. Study being done due to council policies requiring maintenance access. Also requirements to move flow out of canyons and environmental areas when possible.

**Soille San Diego Hebrew Day School, Kearny Mesa Community Plan Amendment**, rezone at 3630 Afton Rd. - Felix Tinkov, atty at law. Hebrew Day School on location requesting the CP amendment and a CUP. Currently zoned IP2 (light industrial) zone. Kearny Mesa's current plan only allows for short term (5 year) CUPs, requiring school to renew each 5 years for last 13. This CP will end this requirement. First 2 extensions were fine, this one was denied by hearing officer, school had to appeal to planning commission and was unanimously passed, but was asked to go through amendment process. A few questions about the school were asked: How many students? Mr. Tinkov believes 150. Which grades? K-8. Any activities on site other than school during the day? No.

## **Section VI. Objectives**

**February Meeting, Serra Mesa Planning Group Goals:** Current city guidelines say that use of money has to stick within ½-mile of the project paying the diff fees. C. Moore asked that we verify what the fees are for; for new projects or for projects already done that are now being paid back. Jones elementary turfing doesn't seem to have much support. Angier is already joint use but there's no public access. Several people wanted to know if the funds could be used for the proposed library path/trail. Not sure due to ½-mile limit, but can't hurt to try. The dog park (P3) and Wegeforth joint use (P15) are already done deals. J. Feinberg made a motion that we make the library path the highest priority for funds that aren't already designated, D. Wescott 2<sup>nd</sup>. Vote (8/0/0).

A commemorative plaque on the as yet unbuilt replacement bus shelter on southbound Frost Street across from the new Sharp Hospital building was brought up and agreed to by Sharp, the Airport Group that Lowell Farris belonged to, and SMPG. SMPG continues to work with Sharp Hospital to get this shelter installed.

In December the new community library, the Serra Mesa – Kearny Mesa Library, was finally opened to a great reception. This wonderful community asset was the result of much long and hard work by a dedicated group of citizens.

Discussions were held regarding disposition of the old library site, but no determinations were made.