

Mira Mesa Community Planning Group Draft Agenda & Public Notice

Date/Time: Monday, August 18, 2025, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Action/Information: All items noted as (Action) items may be moved/seconded as a Question for discussion and vote. All items not so noted will be information items.

Order of Consideration: Items on this agenda may be discussed in an order different than shown here for the convenience of elected officials, representatives of government agencies or other participants.

Call to Order/Confirm quorum:

1. Modifications to the Agenda
2. Adopt Previous Meeting Minutes (Action).
 - a. Minutes of June 16, 2025 meeting
3. Non-Agenda Public Comments: 3 Minutes per speaker.
4. Planning Group Member Comments
5. Introduction of new Mira Mesa Community Planner Morgen Ruby
6. Reports
 - a. Report of the Chair
 - b. Community Planners Committee
 - c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee (postpone to 9c)
7. Appointment of residential member to fill vacancy. (Action)
8. Appointment of property owner member to fill vacancy. (Action)
9. Old Business
 - a. None.
10. New Business
 - a. Commercial office condominium proposal for 5665 & 5677 Oberlin Dr. Daniel Jacobsen, Abington Emerson Investments. (Action)
 - b. Community Plan Amendment initiation to re-designate a property at 10120 Pacific Heights Boulevard and 10350 Barnes Canyon Road from Prime Industrial Lands to Urban Employment Village (O-109), Prime Industrial Lands – Flex. Theodore Shaw. (Action)
 - c. Name trail from Camino Ruiz Park to Los Peñasquitos Canyon Preserve main trail for Les Braund – Pam Stevens (Action)
11. Elected Officials/Government Agencies
 - a. United States Congress – California 51st District for Sara Jacobs
 - b. California Senate – District 40 Marc Schaefer for Brian Jones
 - c. California Assembly – District 78 Michael Bravo for Chris Ward
 - d. San Diego County – Board of Supervisors District 3 Becca Smith for Terra Lawson-Remer
 - e. San Diego – Mayor’s Office Michaela Valk for Todd Gloria
 - f. San Diego – City Council District 6 Ana Serrano for Kent Lee

Mira Mesa Community Planning Group Draft Agenda & Public Notice

g. MCAS Miramar

12. Adjourn

July 23, 2025

Mike Hoe
Ware Malcomb
mhoe@waremalcomb.com

Subject: Assessment of Application for 5665 – 5677 Oberlin Drive; Project No. PRJ-1131909

Dear Mike Hoe,

The Development Services Department (DSD) has completed the **second review** of your proposed project. We are providing you with the following information for your application.

Project Scope

Tentative Map for the proposed subdivision of existing commercial units in two (2) two-story commercial buildings, each on a separate legal lot, into 26 commercial condominium units. The 1.37-acre project site is in the IL-2-1 (Industrial – Light) Base Zone, Prime Industrial Lands, Proposition A Lands – Planned Urbanizing, Sustainable Development Area, Complete Communities Mobility Choices – Mobility Zone 2, Airport Land Use Compatibility (ALUC) Overlay Zone for MCAS (Marine Corps Air Station) Miramar, Airport Influence Area – Review Area 1 for MCAS Miramar, MCAS Miramar – Accident Potential Zone 2, Federal Aviation Administration (FAA) Part 77 Noticing Area for MCAS Miramar, Parking Standards Transit Priority Area, Transit Priority Area, Cultural Sensitivity Area, Paleontological Sensitivity Area, and Very High Fire Hazard Severity Zone within the Mira Mesa Community Plan Area.

- Location: [5665 and 5677 Oberlin Drive](#)
- Community Plan: [Mira Mesa Community Plan](#)
- Requested Approvals/Process:
 - **Tentative Map** (Process 3) for the proposed subdivision of existing commercial units into commercial condominiums in accordance with San Diego Municipal Code ([SDMC](#)) [Section 125.0430](#).

Significant Project Issues

Carefully review the attached **Project Issues Report** and **Submittal Requirements** information enclosed, which contains review comments from staff. Once you have reviewed this information, please contact me if you wish to schedule a meeting with staff, or utilize DSD's [Second Opinion Guarantee](#) or [Project Issue Resolution Conference](#) services.

All issues must be addressed to move forward to a project decision; however, I've identified that the following issues are critical for your project:

Landscape and Engineering:

- Please address 2nd request comments.

Project Timeline

A formal recommendation to the **Hearing Officer** will be prepared for your project only after all City staff review comments have been adequately addressed and the CEQA environmental determination has been made or, in the case an environmental document is needed, that document prepared.

[SDMC Section 126.0115](#) requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days of receiving this letter, or **October 23, 2025**. Closed projects cannot be “reactivated”. Once closed, the applicant shall be required to submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

Project Accounting

- Flat Fees: Your project application is funded by a flat fee, which covers three review cycles and any non-appeal public hearing. You will be invoiced hourly for any staff time on reviews and meetings after the third review. You will be required to fund a deposit account if your project requires an environmental document or if your project is appealed.
- California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW webpage](#) for their fee schedule. If these fees are required, I will notify you.
- Please see [Time and Costs Associated with the Discretionary Approval Process](#) for additional information.

Next Steps

I encourage you to contact Chris Cate, the chairperson of the Mira Mesa Community Planning Group at (858) 900-6910 or via e-mail at mmcpg.chair@gmail.com to make arrangements to present your project at their next regular meeting. This group is officially recognized by the City Council as a representative of the community, and as an advisor to the City in actions that would affect the community. I will also notify the Community Planning Group of your request and provide them with copies of all plans and documents that you submit. Additional contact information for Community Planning Groups can be found here: [Community Planning Groups Contact List](#).

Please feel free to contact me should you have any questions, require additional information, or wish to discuss any aspect of this assessment in further detail.

I look forward to working with you as this project progresses through the approval process.

Sincerely,

Jose Bautista

Jose Bautista
Development Project Manager
Phone: 619-557-7983
Email: JABautista@sandiego.gov
Supervisor: Martin Mendez

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report

cc: File
Chris Cate, Chair of the Mira Mesa Community Planning Group
DSD Review staff

1. Findings for a Tentative Map [San Diego Municipal Code (SDMC) Section 125.0440]

a. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The 5665 & 5677 Oberlin Tentative Map project (Project) is a mapping-only action that proposes the consolidation of two existing legal lots into one legal lot, and the creation of up to twenty-six commercial condominiums within two existing two-story office buildings. The 1.37-acre site is located at 5665 and 5677 Oberlin Street in the IL-2-1 (Industrial-Light) Base Zone within the Mira Mesa Community Plan Area, Council District 6. The proposed project is a mapping action only and does not propose any new development, nor any deviations from the Land Development Code (LDC) other than relief from certain infeasible public improvements based on correspondence with DSD Engineering Reviewers.

The project site is within a developed neighborhood surrounded by a mix of commercial developments. The Project is consistent with the IL-2-1 uses allowing a mix of light industrial and office uses as well as the Mira Mesa Community Plan goals and policies, including the Planned Land Use designation "Technology Park" that allows high technology uses related to applied sciences, including research and development and corporate headquarters. The designation also allows office uses which provide functions directly related to these high technology uses. The Project allows the opportunity for ownership through the subdivision of the project site into a maximum of twenty-six commercial condominiums. These commercial condominiums also align goal to create sites with shared amenities, business incubators, and flexible innovation spaces with the formation of an association to manage two building sites. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

b. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The proposed subdivision is described in Tentative Map finding 1.a. above, incorporated herein by reference. As identified in the finding above, the Project is a mapping action only and does not include any additional development, nor does it include any requested deviations other than relief from infeasible public improvements based on existing conditions. The lot consolidation and subdivision will continue to comply with the development regulations of the base zone. The Project will also comply with Tentative Map conditions including compliance with the creation of a condominium map in accordance with SDMC section 125.0430.

The Project proposes the establishment of commercial condominium units for ownership opportunities and does not affect the previously approved for future ministerial building permits. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

c. The site is physically suitable for the type and density of development.

The proposed subdivision is described in Tentative Map findings 1.a. and 1.b. above, incorporated herein by reference. As identified in the findings above, the Project is a mapping action only and does not include any additional development, nor does it include any requested deviations other

than relief from infeasible public improvements based on existing conditions. The Project will include the creation of up to twenty-six commercial condominiums. Parking requirements under SDMC section 142.0540 have been met with the existing parking spaces that exist on site which will be accessed via Oberlin Drive.

The project site consists of a two-story, 17,182 square-foot building and a two-story 16,769 square-foot building on a 58,614 square-foot lot after the required right of way dedications. A Floor Area Ratio (FAR) of 2.0 is allowed. Therefore, the Project conforms to the density regulations of the underlying zone.

The project site is within an urban environment that has suitable public services and utilities and will not have a significant impact on available utilities and emergency services response times for the community. Therefore, the requested mapping action is physically suitable for the type and density of the proposed development.

d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed subdivision is described in Tentative Map findings 1.a. through 1.c. above, incorporated herein by reference. As identified in the findings above, the Project is a mapping action only and does not include any additional development, nor does it include any requested deviations other than relief from infeasible public improvements based on existing conditions. Review of the site indicates the project site does not contain any sensitive biological resources nor sensitive riparian habitat or other identified habitat on site. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. The Project is expected to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the State of CEQA Guidelines. Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

e. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The proposed subdivision is described in Tentative Map findings 1.a. through 1.d. above, incorporated herein by reference. As identified in the findings above, the Project is a mapping action

only and does not include any additional development, nor does it include any requested deviations other than relief from infeasible public improvements based on existing conditions. The Tentative Map includes conditions of approval and corresponding exhibits in order to achieve compliance with the regulations of the SDMC and the Subdivision Map Act.

The Tentative Map conditions for the proposed Project include various conditions of approval relevant to achieving compliance with the applicable regulations of the SDMC in effect for this Project. The Project is conditioned to record a Final Map with the San Diego County Recorder's Office with taxes paid pursuant to Subdivision Map Act section 66492. The Project will comply with the development conditions in effect for the subject property as described in Tentative Map No. PMT-2244280, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the design of the subdivision or the types of improvements will not be detrimental to public health, safety and welfare.

f. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The proposed subdivision is described in Tentative Map findings 1.a. through 1.e. above, incorporated herein by reference. As identified in the findings above, the Project is a mapping action only and does not include any additional development, nor does it include any requested deviations other than relief from infeasible public improvements based on existing conditions. The project site contains one easements to San Diego Gas and Electric for Pole Lines, Underground Conduits, together with the right fo ingress and egress, however the location cannot be determined based on record. Given there are not proposed improvements the subdivision and proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

g. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed subdivision is described in Tentative Map findings 1.a. through 1.f. above, incorporated herein by reference. As identified in the findings above, the Project is a mapping action only and does not include any additional development, nor does it include any requested deviations other than the relief from infeasible public improvements based on existing conditions. The project site is located in a developed urban neighborhood and the underlying commercial zone provides opportunity through building materials, site orientation, architectural treatments, placements, and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

The project site is within a developed neighborhood with existing infrastructure. Existing and future development must comply with all applicable building and zoning reviews and requirements, including setbacks, building materials, site orientation, architectural treatments, and landscaping to provide for future passive or natural heating and cooling opportunities in commercial condominiums and residential dwelling units. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities.

h. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The proposed subdivision is described in Tentative Map findings 1.a. through 1.g. above, incorporated herein by reference. The Project proposes up to twenty-six commercial condominium units for commercial ownership opportunities; this is consistent with the Mira Mesa Community Plan goals and policies having a balanced, layered, and multi-model facilities throughout the community by encouraging commercial condominium ownership with a transit stop across the street and a connector sidewalk on Carroll Canyon Road a block away and a Corridor sidewalk on Mira Mesa Blvd. a block away from the project site. The vicinity of the project site to transit stops and sidewalks encourages transit use, and commuter bicycling opportunities which is consistent with the San Diego Climate Action Plan.

The project site is served by existing public infrastructure including transit in the immediate area, and is located in proximity to shopping, essential services, and recreation within the developed urban area. Impacts to environmentally sensitive resources would be avoided because the project site is in a developed urban neighborhood and does not contain, nor is it adjacent to such resources.



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 5665 Oberlin Dr
San Diego, CA

Project Type Discretionary Project

Primary Contact sandiego.civilteam@waremalcomb.com

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Landscape Construction Plans PRJ-1131909.pdf

DSD-Landscape Review

Andrew Colcleaser
acolcleaser@sandiego.gov

[Comment 00044 | Sheet 1 | Open]

(Information Only) Scope of work: This project is a tentative parcel map to convert two existing commercial structures into 26 commercial condo units. IL-2-1 zone in Mira Mesa Community planning area.

[Comment 00047 | Sheet 1 | Open]

Per 142.0409(a)(1)(A), the number of required street trees shall be calculated at the rate of one standard trunk, 24-inch box canopy form tree for every 30 linear feet of street frontage, excluding curb cuts and required clearances for designated bus stops.

2nd Review (7/16/2025):

Please include calculation for each frontage (Oberlin Rd. and Youngstown Wy.) demonstrating compliance with the street tree requirement.

Sheet L6.1 provides a street frontage calculation of 206 LF but it is not clear where this number is coming from.

[Comment 00067 | Sheet 1 | Open]

Required street trees are proposed within private property. Street trees must be provided with the ROW. Please revise street tree locations to be between the curb and the abutting property line.

[Comment 00068 | Sheet 1 | Open]

Please include landscape sheets in the same submittal document as the tentative map. Please do not submit a separate landscape construction plan.



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Other

Community Planning Group

Jose Bautista
jabautista@sanidiego.gov

[Comment 00003 | Page | Open]

The proposed project is located within the Mira Mesa Community Planning Area. The Mira Mesa Community Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Chris Cate, Chairperson of the Mira Mesa Community Planning Group at mmcpg.chair@gmail.com to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Jose Bautista, Development Project Manager via email at JBautista@sanidiego.gov.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services/>), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

DSD-Engineering Review

Brenden Hawk
BNHawk@sanidiego.gov

[Comment 00004 | Page | Open]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (Information Only – No Action Required)

[Comment 00005 | Page | Open]

The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Tentative Map Permit.

[Comment 00016 | Page | Open]

Show the streetlights nearest the project site in both directions and on both sides of Oberlin Dr and Youngstown Way. Include the spacing between the streetlights and the project site. Per Council Policy 200-18, mid-block street lighting shall be spaced no greater than 300 feet.

[Comment 00017 | Page | Open]

Call out Tentative Map No. PMT-3344280 on the site plan



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

[Comment 00018 | Page | Open]

Show and callout how the site drainage will convey to nearest public storm drain system. Please note, Engineering Review does not allow concentrated flows across the public Right-of-Way. Direct discharges into the public sidewalk are not allowed due to potential negative impact to pedestrian traffic.

[Comment 00020 | Page | Open]

Development Permit Conditions will be determined on the next submittal when all requested information is provided. (Information Only – No Action Required)

[Comment 00021 | Page | Open]

Please provide a written response to all comments whether you agree or not and in case of disagreement, express your reasoning.

[Comment 00022 | Page | Open]

Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. If you have any questions/comments, please email Brenden Hawk at bnhawk@sanidiego.gov. (Information Only – No Action Required)

[Comment 00062 | Page | Open]

Follow up to comment 7, per Deputy City Engineer determination, the reconstruction to non-contiguous sidewalk was removed. Please call out on the site plan to reconstruct any existing damaged sidewalk panels that are uplifted or create a safety hazard. Specifically, the sidewalk panel at the northwest corner of the property along Oberlin Dr.

[Comment 00063 | Page | Open]

Follow up to comment 16, please measure the distance between streetlights along Youngstown Way to show how the project will comply with the mid-block street lighting standard. The streetlight on Oberlin Way cannot satisfy the lighting requirement for the Youngstown Way frontage.

[Comment 00064 | Page | Open]

Follow up to comment 17, please update the large print on the map to the correct map number to PMT-3344280.

[Comment 00065 | Page | Open]

Follow up to comment 18, please confirm if the proposed curb outlet along Oberlin Dr is necessary or if sidewalk underdrains would suffice. Please provide the Q100 at the outfalls of the curb outlets to demonstrate compliance with the Drainage Design Manual section 3.1.2.3.12 regarding standard cfs.

[Comment 00066 | Page | Open]

All open comments from previous cycles are as open issues that are to be addressed.

DSD-Environmental

Marlene Watanabe
mwatanabe@sanidiego.gov

[Comment 00069 | Page | Open]



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Scope

A Tentative Map (TM) to convert an existing 8,854 square foot (sf) two-story commercial building and an existing 9,650 sf two-story commercial building to 12 commercial condominium units at 5665 Oberlin Drive and 14 commercial condominium units at 5677 Oberlin Drive for a total of 26 commercial condominium units. Landscape and hardscaping improvements are proposed. No new development is proposed. The 1.36-acre site is in the IL-2-1 Base Zone within the Mira Mesa Community Plan Area.

[[Comment 00070](#) | [Page](#) | [Open](#)]

Other Review Disciplines:

Please address any remaining issues with other review disciplines. Any open comments must be addressed before EAS can make an environmental determination on the project. As such, the environmental timeline will be held in abeyance.

[[Comment 00071](#) | [Page](#) | [Open](#)]

ENVIRONMENTAL DETERMINATION:

It appears that this project would qualify to be exempt from CEQA. However, additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project.

DSD-Map Check

Chester Dowling
CDowling@sandiego.gov
(619) 446-5393

[[Comment 00024](#) | [Page](#) | [Open](#)]

[GENERAL INFO] - REQUIRED DOCUMENTS (NEXT SUBMITTAL)

Please supply the following documents for the next review cycle:

Tentative Map: A copy of the Tentative Map exhibit having addressed all comments from this review.

[[Comment 00039](#) | [Page](#) | [Conditional](#)]

Prior to the expiration of the Tentative Map, a Parcel Map to consolidate and subdivide the 1.346-acre properties into 26 commercial condominium units, shall be recorded in the San Diego County Recorder's Office.

[[Comment 00040](#) | [Page](#) | [Conditional](#)]

Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

[[Comment 00041](#) | [Page](#) | [Conditional](#)]



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

[Comment 00042 | Page | Conditional]

All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

The Parcel Map shall:

- a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

[Comment 00043 | Page | Conditional]

All proposed easements and right-of-way dedications within the boundary of the Tentative Map shall be granted on the proposed Parcel Map.

Tentative Map PRJ-1131909.pdf

DSD-Map Check

Chester Dowling
CDowling@sandiego.gov
(619) 446-5393

[Comment 00027 | Sheet P1 | Open]

LAND SURVEYOR SEAL, SIGNATURE, AND DATE

Please indicate the licensed land surveyor that shall sign, stamp, and date the tentative map/development permit exhibit. See City Land Development Manual, Project Submittal Requirement, Section 4, Item 12.8 **"Property Lines:** Show and label all property lines, including distances. Plans must be stamped by a Licensed Land Surveyor by a Civil Engineer authorized to practice land surveying (Section 8726 of the Business and Professions Code)".

Please see referenced section in City Land Development Manual, Project Submittal Requirement, Section 4:
https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

[Comment 00037 | Sheet P2 | Open]

LAND MAPPING REFERENCES

Please identify **existing and proposed mapping information** on all existing project land parcels as displayed within this project Tentative Map Exhibit.

Please **display record mapping information with legible "shadow" text** font denoting record parcel description and map reference.

Display proposed mapping information in bold text font denoting proposed parcel description.

Please see City "Mapping & Land Title Document Preparation Manual," Pg. 30, for information and reference requirements: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf>

[Comment 00059 | Sheet P1 | Open]

Please remove "RESIDENTIAL" from the condominium note. It was inadvertently left in the comment from the previous review.

[Comment 00060 | Sheet P1 | Open]

Spelling: MAP

[Comment 00061 | Sheet P1 | Open]

PMT-3344280



THE CITY OF SAN DIEGO
Development Service Department
1222 1st Avenue, San Diego,CA 92101

Project Address: 5665 Oberlin Dr, San Diego, CA **Project Type:** Discretionary Project
Primary Contact: mhoe@waremalcomb.com

Upload any additional/optional documents prior to submitting the required documents.

Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

Applicant Response to Issues	DSD-Engineering Review
Applicant Response to Issues	DSD-Environmental
Applicant Response to Issues	DSD-Landscape Review
Applicant Response to Issues	DSD-Map Check
Community Planning Group Recommendation	Community Planning Group
Tentative Map	DSD-Engineering Review
Tentative Map	DSD-Landscape Review
Tentative Map	DSD-Map Check



10350 Barnes Canyon Road
Collocation/Conversion Suitability Factors
June 9, 2025

The processing of General Plan and Mira Mesa Community Plan Amendments to re-designate a property from Prime Industrial Lands to Prime Industrial Lands – Flex requires an analysis of the General Plan’s Economic Prosperity Element, Collocation/Conversion Suitability Factors (EP-2).

Our Client’s property is located at 10120 Pacific Heights Boulevard and 10350 Barnes Canyon Road (Assessor Parcel Number 341-392-1100), is designated Technology Park and Prime Industrial Lands in the Mira Mesa Community Plan and is zoned IL-2-1. The property is within the 60-65 dB CNEL Noise Contour for Marine Corp Air Station Miramar, Airport Land Use Compatibility Plan; however, the site is outside of the Marine Corp Air Station Miramar Safety zones.

Below is an analysis of the Collocation/Conversion Suitability Factors as presented in EP-2 (Appendix C: Economic Prosperity Element, July 2024).

Area Characteristics: *The amount of office and commercial development in the area. The significance of encroachment of the non-industrial uses which has already occurred in the area. The area’s attractiveness to manufacturing, research and development, wholesale distribution, and warehousing uses, based on a variety of factors including: physical site characteristics, parcel size, parcel configuration, surrounding development patterns, transportation access, and long-term market trends.*

The site and the surrounding area are developed with a mix of older tilt-up, single-story industrial buildings, existing and new multi-story office buildings, retail commercial and hotel/extended stay suites serving the employment uses. The area has transit service via a bus stop on Mira Mesa Boulevard at Pacific Heights Boulevard which is served by three buses. Mira Mesa Boulevard has Class IV Cycle Tracks and Pacific Heights has Class II buffered bicycle lanes.

The subject property abuts a parcel that is similarly zoned and designated Urban Employment Village (0-109) on the southern corner of Pacific Heights Boulevard and Barnes Canyon. There are several proximate parcels that are also designated Urban Employment Village (0-109). The cluster of parcels are roughly bound by Pacific Center Boulevard on the north, Pacific Heights Boulevard on the south, Mira Mesa Boulevard on the east and south, and Pacific Mesa Boulevard on the west. The property on the northeast corner of Pacific Mesa Boulevard and Pacific Heights Boulevard through to Mira Mesa Boulevard was recently developed with a new multi-story life science building and parking garage; therefore, it is highly unlikely either structure will be demolished for a residential development or repurposed for such. In order to achieve the desired number of residential dwelling units in western Mira Mesa, the Village should be enlarged.

The 2022 adoption of the Mira Mesa Community Plan Update changed the land use designations and zoning for portions of western Mira Mesa which has historically been designated and zoned for industrial development, dating back to the 1980’s. In the early 2000’s, the City updated the General Plan and added the Prime Industrial Lands designation to areas of the City that were deemed important for the City’s Industrial base economy which were being usurped by non-industrial uses that hindered the future development/redevelopment of industrial uses. The Planning Department created the Prime Industrial Lands - Flex category within the General Plan as a tool to address Vehicle Miles Travel (VMT) and locate housing opportunities near employment hubs. Consistent with reducing VMT and Greenhouse Gas



10350 Barnes Canyon Road
Collocation/Conversion Suitability Factors
June 9, 2025

Emissions, the 2022 Mira Mesa Community Plan designated areas as Employment Villages with mixed-use zoning. These villages are intended to allow residential development to occur near employment-based uses. The re-designation of the site to Prime Industrial Lands – Flex is consistent with the Mira Mesa Community Plan approach of adding residential development in employment areas thus reducing the reliance upon single passenger vehicles to commute between home and work.

Transit Availability: *The area is located within one-third mile of existing or planned public transit. The project proponent's ability to provide or subsidize transit services to the project, if public transit service is not planned or is inadequate.*

The property meets this factor, as it is approximately 1,500-feet from a bus stop on Mira Mesa Boulevard (at Pacific Heights Boulevard) which is serviced by three (3) bus lines (237, 471, and 921). Additionally, Mira Mesa Boulevard has regional bike lanes that connect to the larger region. The site is listed as within a Sustainable Development Area, Mobility Zone 2, and a Transit Priority Area. The site's proximity to regional bike lanes and bus service will allow residents and employees to connect with local and regional businesses, amenities, including the Lopez Canyon Trail and Los Peñasquitos open space system.

Impact on Prime Industrial Lands: *The location of the proposed project adjacent to prime industrial lands and the impact of the proposed project utilization of the prime industrial lands for industrial purposes.*

The surrounding area is designated Prime Industrial Lands and Prime Industrial Lands – Flex. With the 2008 adoption of the City's General Plan which included the Economic Prosperity Element, western Mira Mesa was designated Prime Industrial Lands. The 2022 Mira Mesa Community Plan Update re-designated portions of the area to Prime Industrial Lands – Flex which allows the introduction of residential development in proximity to employment uses. Currently the site is designated as Prime Industrial Lands; however, the properties east of Pacific Heights Boulevard and the southeast corner of Barnes Canyon Road and Pacific Heights Boulevard are designated Prime Industrial Lands – Flex. The properties at the northeast corner of Pacific Height Boulevard and Pacific Mesa Boulevard were recently developed with office and technology buildings. The requested shift in land use designation, from Prime Industrial Lands to Prime Industrial Lands – Flex is consistent with the Mira Mesa Community Plan approach of encouraging industrial development while adding residential development, the mixing of uses locates residential near employment thus reducing the reliance upon single passenger vehicles to commute between home and work.

Significance of Residential/Employment Component: *The significance of the proposed residential density to justify a change in land use. If residential is proposed on the same site, the amount of employment space on the site is to be retained.*

The proposed amendment the Mira Mesa Community Plan will contribute to the Jobs-Housing Balance goal. Specifically, allowing "The integration of employment and residential uses in a job-rich community like Mira Mesa can benefit the community and City as a whole. The infusion of mixed-use development with housing in walkable villages will benefit the current and future San Diegans who call Mira Mesa home." Redevelopment of the property will include a significant investment in the site and the adjacent



10350 Barnes Canyon Road
Collocation/Conversion Suitability Factors
June 9, 2025

infrastructure, consistent with the Mira Mesa Community Plan. While a specific development plan is not included in the request to change the land use and zoning, it is expected that a portion of the site will include residential development. The region (western Mira Mesa, Sorrento Valley, and University) contains a significant employment base which is currently a destination for employees (across the economic spectrum) living in the County. The area is listed as a Tier 1 Employment Center (50,000 or more employees) per San Diego Association of Government (data from December 4, 2024). Residential development within the parcel would provide both market-rate and affordable housing units in proximity to jobs, transit, and amenities.

Residential Support Facilities: *The presence of public and commercial facilities generally associated with residential neighborhoods in close proximity to the area, such as recreational facilities, grocery stores, and schools.*

The area includes various commercial opportunities, recreational opportunities, and restaurants. Most of the local employers have recreational facilities within their campuses. The site is close to local transit, pedestrian paths, the Lopez Canyon Trail and leads to Los Peñasquitos Open Space system. While the site is not proximate to a grocery store, it is less than 3-miles from the Mira Mesa shopping district which includes a wide variety of shopping and dining establishments such as grocery, banking, and other daily retail spaces. The area also includes a fire station, library, recreation centers, and elementary, middle, and high schools.

Airport Land Use Compatibility: *The location of the site in the airport influence area where incompatibilities may result due to adopted Airport Land Use Compatibility Plan policies, Air Installation Compatibility Use Zone Study recommendations, and restrictive use easements.*

The property is outside of the Marine Corp Air Station Miramar Airport Land Use Compatibility Plan (MCAS Miramar ALUCP) Safety Zones; however, it is within the 60-65 dB CNEL MCAS Miramar ALUCP, Noise contours. The MCAS Miramar ALUCP allows residential and industrial development, subject to limiting interior noise levels to 45 dB CNEL. The 2020 Air Installations Compatibility Use Zone Update for MCAS Miramar (not adopted by the San Diego County Regional Airport Authority) also identifies the site as within the 60-65 dB CNEL noise contour; therefore, the re-designation to Prime Industrial Lands – Flex is compatible with the MCAS Miramar ALUCP

Public Health: *The location of the site in an employment area where significant incompatibilities may result regarding truck traffic, odors, noise, safety, and other external environmental effects.*

The neighborhood is designated and zoned for industrial and mixed-use development; however, the community's land uses are best described as a mix of older and newer users. These include warehouses, light manufacturing, office, commercial/retail, restaurants, hotels/extended stays, and life science/research. The bulk of the area was developed in the late 1980's and 1990's as tilt-up, concrete, single-story structures, there are a few newer multi-story office and life science/research structures. The recent history of the area's uses has been office and life science/research through the growth of technology and life science companies, such as Qualcomm; therefore, truck traffic, noise, and odor are not as prevalent in the community as typically found in other industrially designated and zoned areas.



10350 Barnes Canyon Road
Collocation/Conversion Suitability Factors
June 9, 2025

Public Facilities: *The availability of facilities to service the residential units. Provide public facilities on-site wherever feasible.*

Many of the employers in the community have on-site recreational facilities, commercial/retail opportunities. The neighborhood also has hotel/extended stay and dining facilities which are generally fully utilized. The area has access to Los Peñasquitos Canyon and various paths/trails. The larger and typical public facilities are located in the Mira Mesa shopping district which is less than 3-miles east of the site and can be reached via public transit on Mira Mesa Boulevard which is approximately 1,500-feet south of the site. The shopping district and surrounding residential area includes grocery, banking, and other daily retail spaces, the fire station, library, recreation centers, and elementary, middle, and high schools.

Separation of Uses: *The adequacy of the separation between industrial and residential properties with regard to hazardous or toxic air contaminants or hazardous or toxic substances. Determine if there are any sources of toxic or hazardous air contaminants, or toxic or hazardous substances, within a quarter mile of the property between proposed residential or other sensitive receptor land uses and proposed properties where such contaminants or substances are located. If so, an adequate distance separation shall be determined on a case-by-case basis based on an approved study submitted by the applicant to the City and appropriate regulatory agencies. If no study is completed, provide a 1,000-foot minimum distance separation between property lines. Uses which are not sensitive receptor land uses, such as most commercial and business offices, retail uses, parking, open space, and public rights-of-way can locate between the properties within the separation area.*

The uses surrounding the property include technology uses to the north and east, a mix of office, technology, and retail uses to the south, and low-scale offices to the west. The technology users include Qualcomm, and Becton Dickinson which are located in relatively new multi-story structures while the retail and office users are located in low-scale older structures. Additional analysis of the surrounding uses and associated operations can be provided during the processing of the re-designation and zoning process.



2488 Historic Decatur Rd, Suite 220
San Diego, CA 92106

(619) 523-1930
AtlantisSD.com

May 23, 2025

Planning Department
Through the Development Services Department
City of San Diego
1222 First Avenue
San Diego, CA 92101

Regarding: Request for a General Plan and Mira Mesa Community Plan Amendment Initiation and Rezone

To Whom it May Concern:

Our Client's property located at 10120 Pacific Heights Boulevard and 10350 Barnes Canyon Road (Assessor Parcel Number 341-392-1100) is designated Technology Park and Prime Industrial Lands in the Mira Mesa Community Plan, and is zoned IL-2-1. Additionally, the property is outside of the Marine Corp Air Station Miramar Safety zones and within the MCAS Miramar ALUCP Noise Contour 60-65 dB CNEL.

On behalf of our Client, we seek staff's support of an initiation of General Plan and Mira Mesa Community Plan Amendments to re-designate the above property from Technology Park and Prime Industrial Lands to Urban Employment Village (0-109), Prime Industrial Lands – Flex, and to rezone the site from IL-2-1 to EMX-2.

We believe the requested action is appropriate for the site and the overall health of the Mira Mesa Community Plan's Land Use & Economic Prosperity Goals and the need to provide a "Jobs-Housing Balance." Based upon the Mira Mesa Community Plan Amendment criteria of LU-D.7, 10, 11, and 12 (note, LU-D.8 and LU-D.9 are not applicable to this situation), we believe the request meets the criteria as articulated below; therefore, the Planning Commission can initiate the General Plan and Community Plan Amendments and Rezone through a public hearing.

LU-D.7 Require that General Plan and community plan amendment initiations (except those determined to be technical as specified in LU-D.5, or initiated by City Council) be decided by the Planning Commission with the ability for the applicant to submit a request to the City Clerk for the City Council to consider the initiation if it is denied. The applicant must file the request with the City Clerk within 10 business days of the Planning Commission denial.

The applicant encourages the Planning Commission to initiate the requested General Plan and Mira Mesa Community Plan Amendments.



LU-D.10 Recognize the ability of the City Council to initiate a General Plan and community plan amendment when direction is received through a vote of the City Council without demonstration of meeting the initiation criteria to prepare a plan amendment.

The applicant recognizes the City Council's ability to direct initiation of General and Community Plan Amendments.

LU-D.11 Require that the recommendation of approval or denial to the Planning Commission be based upon compliance with all of the three initiation criteria as follows:

- a. The amendment request appears to be consistent with the goals and policies of the General Plan and community plan;

The request is consistent with the Mira Mesa Community Plan's, Land Use and Economic Prosperity Goals;

Walkable, compact, and connected Urban Villages of different scales and contexts within a 15-minute walk, ride, or roll for people living and working in Mira Mesa;

The property meets this Goal, as it is approximately 1,500-feet from Mira Mesa Boulevard with a bus stop at Mira Mesa Boulevard and Pacific Heights Boulevard which is serviced by three bus lines (237, 471, and 921). Additionally, Mira Mesa Boulevard has regional bike lanes that connect to the larger region. The site is listed as within a Sustainable Development Area, Mobility Zone 2, and a Transit Priority Area.

Diverse housing types for a variety of income and age groups located near transit, jobs, and amenities;

The larger area (western Mira Mesa, Sorrento Valley, and University) has a significant employment base which is currently a destination for employees (across the economic spectrum) living in the County. The area is listed as a Tier 1 Employment Center (50,000 or more employees) per San Diego Association of Government (data from December 4, 2024). Any future residential development within the parcel would provide both market-rate and affordable housing units in proximity of jobs, transit, and amenities.



High-quality transit, bike, and pedestrian facilities that provide local and regional connections to people and places;

As noted above, the property is approximately 1,500-feet from Mira Mesa Boulevard and three bus lines and regional bike lanes that connect to the larger region, and close to the Lopez Canyon Trail at the north end of Pacific Mesa Boulevard which connects to Los Peñasquitos open space system.

High-quality public spaces for residents, employees, and visitors;

Compliance with the Mira Mesa Community Plan and zoning, as well as user demand for high-quality spaces, will include public spaces for residents, employees, and visitors. Redevelopment of the site, consistent with the land use change, will be consistent with the Mira Mesa Community Plan's, Land Use and Economic Prosperity Goals; walkable, compact, and connected villages; diverse housing located near transit, jobs, and amenities, high-quality transit, bike, and pedestrian facilities; high-quality public spaces; transit-rich innovation hubs to attract talent and base sector employment; and land use and infrastructure investments to promote growth.

Transit-rich innovation hubs to attract talent, support base sector employment growth, and a mix of uses and activities;

As mentioned above, the site is located close to regional bike lanes and bus service which allows residents and employees to connect with local and regional businesses, amenities, including Los Peñasquitos open space system.

Land use and infrastructure investments that promote more start-ups, craft businesses, creative industries, and knowledge-based jobs, while preserving industrial land for manufacturing, logistics, and warehousing promote growth; and

Amending the Mira Mesa Community Plan will contribute to the Jobs-Housing Balance goal. Specifically, allowing "The integration of employment and residential uses in a job-rich community like Mira Mesa can benefit the community and City as a whole. The infusion of mixed-use development with housing in walkable villages will benefit the current and future San Diegans who call Mira Mesa home." Redevelopment of the property will include a significant investment in the site and the adjacent infrastructure.



Fiscally responsible, resource- efficient, and climate-resilient development patterns.

Similar to the investment in land use and infrastructure, redevelopment of The state legislature has adopted laws, regulations, and policies to encourage/force local jurisdictions to locate residences and employment in proximity to each other, and related amenities to reduce vehicle miles traveled and greenhouse gas emissions. With the substantial number of people that are employed in the area (listed above), the site is suited for a change in the Prime Industrial Lands to Prime Industrial Lands – Flex.

- b. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/ intensity range, plan policy or site design; and

The change of land use provides public benefit through more efficiently use the property, compliance with the Building Codes and policies, and provision of housing in proximity to employment opportunities and transit, bike lanes, paths, and Los Peñasquitos open space system.

- c. Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

Public facilities to serve the change of land use are available; however, additional analysis may occur during the amendment process.

LU-D.12 Acknowledge that initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and that the City Council is not committed to adopt or deny the proposed amendment.

The applicant understands that initiation of the requested General Plan and Mira Mesa Community Plan Amendments do not confirm either approval or denial of the request. Rather the initiation authorizes the Planning Department and the applicant to move forward with the appropriate analysis before returning to the Planning Commission for a recommendation before presenting the request to the City Council for action.

We request staff's support relative to initiation of the General Plan and Mira Mesa Community Plan amendment process to re-designate our Client's property from Technology Park Prime Industrial Lands to Urban Employment Village (0-109) and Prime Industrial Lands – Flex, and to rezone the property from IL-2-1 to EMX-2.

If during the review of these questions that you or your staff have any questions or need additional information, please contact us at 619 523-1930.



Planning Department
City of San Diego
May 23, 2025
Page 5

Sincerely,



Theodore R. L. Shaw
Partner

cc Kim Kantrud, Atlantis Group
 Julie Hajjar, Meissner Commercial Real Estate Services
 Tim Meissner, Meissner Commercial Real Estate Services
 Gianni Tagle, Meissner Commercial Real Estate Services

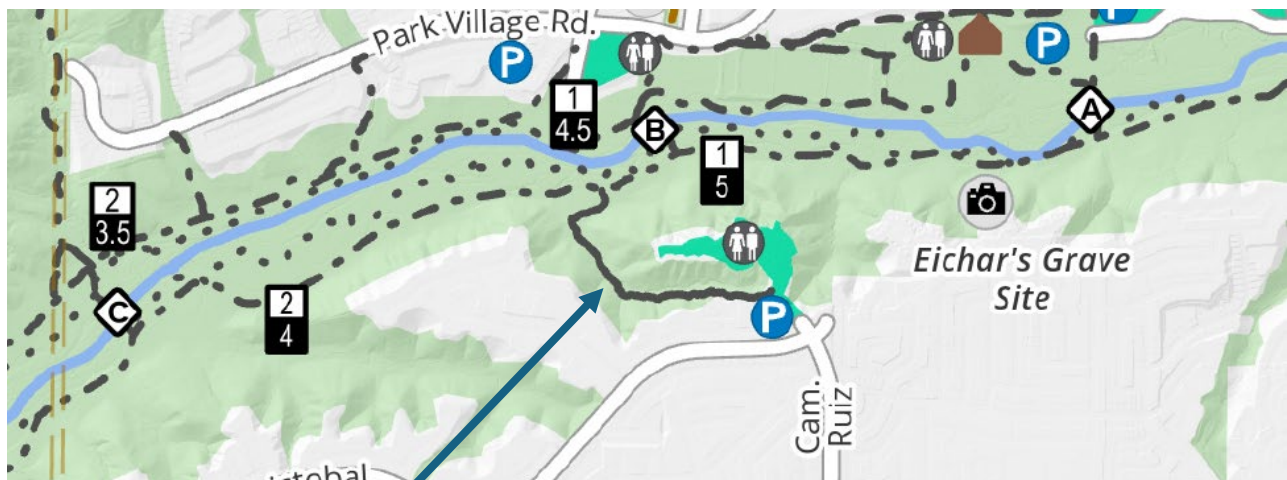


Item 10c: Name trail from Camino Ruiz Park to Los Peñasquitos Canyon Preserve main trail for Les Braund – Pam Stevens (Action)

The Los Peñasquitos Canyon Preserve Citizens Advisory Committee and the Friends of Los Peñasquitos Canyon Preserve have recommended that the trail from Camino Ruiz Park to Los Peñasquitos Canyon be named in honor of Les Braund, who passed away recently. Les, a longtime Mira Mesa resident, volunteered for many years on behalf of Los Peñasquitos Canyon Preserve and frequently led interpretive nature hikes down that trail.

For more background on Les Braund, see

<https://www.penasquitos.org/news/les-braund-1944-2025-good-bye-friend-colleague>



Camino Ruiz Trail

June 18, 2024

Chris Cate
Chairman
Mira Mesa Community Planning Group

RE: Authorization to Represent Property – Mira Mesa Community Planning Group

Dear Mr. Chris Cate:

I, Christian P. Tresize, am the legal owner of the property identified as 5202-5154 Carroll Canyon Road, San Diego, CA 92121, APN(s) 343-010-26, 343-010-32, 343-010-52, and 341-321-64, comprising of approximately 36.7 Acres. I authorize Steven Pollock, PE, Director of Development at OnPoint Development, LLC, to act as a representative of the property for the purpose of serving on the Mira Mesa Community Planning Group board as a Business Owner's seat position.

OnPoint Development, LLC has been in escrow on the property since 2021.

Sincerely,

Canyon Properties, LLC

By:



Christian P. Tresize
Vice President of GP, Dacon Development
ctresize@dacondev.com

Steven G. Pollock, PE (CA)

San Diego, CA • 310.469.8696 • steven@onpointdev.com

Professional Experience

Director of Development

OnPoint Development, San Diego, CA

October 2023 – Present

- Project management of complex entitlements – CEQA Permitting & City Strategy
- Procurement and management of Fee Development projects for 3rd Party Clients
- Site Acquisition and underwriting analysis for prospective projects
- Construction cost control and budget estimation
- Direct contact and management of all consultants
- Coordination and reporting to project stakeholders

Civil Engineering Project Manager

Kimley-Horn and Associates, San Diego, CA

June 2016 – October 2023

- Served as lead consultant and project manager for many clients, projects ranging from ground up retail to industrial
- Entitlement Processing through City of San Diego CPG and Hearing Officer for multiple Process 2 and Process 3 projects
- Lead generation for new business, client outreach and marketing

Project Engineer

Anning-Johnson Company, City of Industry, CA

June 2015 - December 2015

- Civil, Structural, Architectural, and MEP plan quantity takeoff and estimation
- Management of labor crews and extra-work authorizations
- Close out submittals
- Quantity Take-offs and contract reading

Professional Licenses

CA Board of Professional Engineers, Land Surveyors and Geologists:

California Registered Civil Engineer, License No. C94038

Education

California Polytechnic State University, San Luis Obispo

Degree: Bachelor of Science in Civil Engineering

Activities

- ULI – Young Leaders Group 2017 - Present
- NAIOP – San Diego 2023 – Present
- ICSC 2022 – Present

Professional Bio



Steven Pollock is a California registered Civil Engineer, who has a knack for leading a team and providing results.

Steven spent the first decade of his career as a Land Development Engineer & Project Manager, where he cultivated invaluable skills managing complex CEQA and entitlement projects, phased projects, and development of retail shopping centers. Steven has also had the unique experience of overseeing a national tenant's west coast expansion program, where he managed all consultants and coordinated the projects from due diligence all the way through tenant store opening. A master in due diligence, permit processing, and entitlement strategy, Steven is uniquely suited to assisting tenants in getting

their business open quickly and within budget and is passionate about finding creative ways to maximize space and tweak designs to fit tenants' needs. Steven is leading the charge for the Development Management services to tenants who are in need of a strong leader to pioneer their rollout program.

Mira Mesa Community Planning Group Draft Minutes

Date/Time: Monday, June 16, 2025, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Members Present/Absent: Bo Gibbons, Kevin Yu, J Dichoso, Jacob Ricketts, Tracee Denby, Chris Cate, Ria Otera, Joe Frichtel, Jeff Stevens, Sean Tompkins, Barak Tzori, Keith Flitner, Philip Linssen, Julia Schriber, Brandon Maddox, David Mandelbaum

1. Modifications to the Agenda
 - a. Add item 7c. Virtual meetings
2. Adopt Previous Meeting Minutes (Action).
 - a. Minutes of April 21, 2025 meeting approved. Unanimous except for Sean Tompkins abstains
3. Non-Agenda Public Comments: 3 Minutes per speaker.
 - a. Pam Stevens – 3rd of July will be Independence Day celebration. 3rd year since pandemic. Scripps Mesa Fireworks raises the money for the fireworks. Trying to get people to donate \$25 for 2025. Picnic starts at 4 PM. Fireworks at 9:00. Food trucks, Birria tacos, MMGS snack bar, more.
 - b. Jane Glassen – Was there a proposal to develop next to McDonalds on Scranton? Chris Cate – the proposed project is in the undeveloped area west of the shopping center.
4. Planning Group Member Comments
 - a. Jeff Stevens – the City has a modified their regulations for virtual meetings. The new requirements are that 1) it is allowed in the Planning Group's operating procedures; 2) the public has the ability to access and participate in the meeting; and 3) Notice of the meeting is provided. Proposes that we add these to our operating procedures so we have the option of having virtual meetings.
 - b. Joe Frichtel – there is a good chance that the Miramar Air Show will be cancelled this year.
5. Reports
 - a. Report of the Chair
 - Ria Otera resigned, moving out of state. We now have 4 vacancies. Asked the election committee to notify people who ran in the March election and were not elected at that time.
 - All members need to watch the Planning Group training, which is available online.
 - Top Golf is still in review. Addressing wildlife comments. Next milestone is concurrence from Wildlife Agencies. Will come to Planning Group after that.
 - CPA initiation for property on NW corner of Barnes Canyon and Pacific Heights, changing to urban employment village. IL2-1 to EMS-2.
 - Request for CPA initiation for the property located at 10120 Pacific Heights Boulevard and 10350 Barnes Canyon Road. It is currently designated Technology Park and Prime Industrial Lands in the Mira Mesa Community Plan, and is zoned IL-2-1. Requesting a community plan change to Urban Employment Village (O-109), Prime Industrial Lands – Flex, and to rezone the site from IL-2-1 to EMX-2.
 - b. Community Planners Committee
 - Bo was not able to make the last meeting.

- c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee
 - Meeting in July. 3rd Thursday of odd numbered month. No quorum at last meeting.
 - Requesting an update on the County plan for outdoor classroom by Ranch House.
 - Meetings are at the ranch house, 7 PM, open to the public.
 - Friends of Los Peñasquitos Canyon Preserve organizes hikes. Saturday there is a bird hike, starting at ranch house. Jeanne Anderson leads hike.
6. Old Business
- a. None.
7. New Business
- a. Mira Mesa Epicentre Update (Information)
 - See attached presentation
 - b. Consideration of Appointment of New Chair (Action)
 - Chair stated that he has started a new job and may not be able to give his full attention to position, so he asked for a volunteer to take over Chair.
 - Jeff Stevens said he would be willing to take over Chair if Chris Cate would take Secretary
 - Motion for Jeff/Chris to swap positions. Unanimous.
 - Bo Gibbons will continue to represent MMCPG and CPC meetings.
 - c. Virtual meetings. Jeff Stevens recommended amending the MMCPG operating procedures to allow virtual meetings by adding the following section to section 6:
 - 6.4 Virtual Meetings: The MMCPG may hold virtual meetings as well as in-person meetings. In the case of a virtual meeting, the public will have the ability to access the meeting and participate in real-time. Notice of the virtual meeting will be provided under the same rules as in-person meetings.
 - Joe Frichtel expressed reservations about having virtual meetings as they make people less interested in the meeting.
 - After some discussion the issue was tabled until next month.
8. Elected Officials/Government Agencies
- a. United States Congress – California 51st District for Sara Jacobs. Not present.
 - b. California Senate – District 40 Marc Schaefer for Brian Jones. Not present.
 - c. California Assembly – District 78 Michael Bravo for Chris Ward
 - **Legislative Update:**
 - The house of origin deadline has now passed, meaning all bills originating in the Assembly are now in the Senate and vice versa. Assemblymember Ward had 13 bills pass through the Assembly and are now to be assigned to Senate committees for their first reading.
 - Here are a few of the aforementioned bills:
 - **AB 474 - Shared Housing Act of 2025:** Supports nonprofit home-sharing by reducing barriers, offering financial incentives and tenant protections for seniors, and allowing caregivers to move in when necessary.
 - **AB 446 - Surveillance Pricing:** Prohibits businesses from using the personal information of a consumer to adjust the price of goods based off their individualized data profile, a practice known as surveillance pricing.

- **AB 1355 - The California Location Privacy Act:** Prohibits entities from collecting, using, or selling location data of an individual, unless doing so is necessary to provide goods or services requested by that individual.
 - **Budget Update**
 - Governor Newsom has approved the state's budget; however, a few trailer bills still need to be voted on and approved as well.
 - **Community Update**
 - Teacher appreciation month was during the month of May and we were happy to recognize Major December Garcia from Mira Mesa Highschool as one of our AD78 Teachers of the Year!
 - If any members of the community are having issues reaching out to a state agency, please let them know they can always reach out to me or our office at 619-280-7801.
 - Joe Fichtel – We need help from the State to finish the last section of Carroll Canyon Road.
- d. San Diego County – Board of Supervisors District 3 Becca Smith for Terra Lawson-Remer
 - Omar – County saved San Diego fire pits with a contribution of \$135,000.
 - e. San Diego – Mayor's Office Michaela Valk for Todd Gloria. Not present.
 - f. San Diego – City Council District 6 Ana Serrano for Kent Lee
 - Mira Mesa Phase 2 completion expected 2026.
 - Salk Park completion expected Winter 2025.
 - Gold Coast water line relocation is in progress. Repaving is scheduled for late June.
 - Council passed the budget with restored library hours.
 - Complete report attached to these minutes.
 - g. MCAS Miramar. Not present
9. Adjourn 8:15 pm

COMMUNITY UPDATES

Mira Mesa Community Planning Group – June 16th, 2025

(i) Mira Mesa Community Park Phase II Improvements ([mmphii-construction-progress-report-may2025-1.pdf](#))

- *As of May 21*
- Estimated completion is Summer 2026
- Completed work: excavation and plumbing for the large swimming pool
- Some ongoing work includes:
 - Roofing installation at aquatic building
 - Installation of underground storm drain
 - Improvements to recreation center interior
 - o Underground electrical, planter walls, and park benches installation

(ii) Salk Neighborhood Park Joint Use Development

- Substantial completion is now projected for Winter 2025
- The legal challenge associated with the shade structures at Salk Park is the primary reason for the delay. E&CP, Parks & Recreation, and the Office of the City Attorney have been working together over the past several months to find a resolution.
- Yovanna Lewis, the project manager, will be best point of contact with the community during the construction. (ylewis@sandiego.gov)
- In general, if a contractor fails to complete in the time given, the City has several contractual options but these are assessed once the legal issue is resolved and the responsibility for delays are determined.

(iii) Parkdale & Gold Coast ([Street Reconstruction Group 1801 | City of San Diego Official Website](#))

- *As of May 27*
- For **Parkdale**, traffic striping and traffic signal loop installation were being scheduled.
- For **Gold Coast Dr**, water line relocation work at Gold Coast Court and Gold Coast Way is currently ongoing. Once that work is complete, the project team will install new storm drains along Gold Coast Drive between Lipscomb Drive and Westons Hill Drive, and along Westons Hill Drive between Pagoda Way and Gold Coast Drive. After that, paving work on Gold Coast Drive is expected to begin in late June 2025, as the paving plans have now been finalized.

(iv) Budget

- City Council has passed revisions to the budget that restore many valuable programs and services, including library and recreation hours. **Monday hours for the Mira Mesa Library have been reinstated.**
- The budget now moves to the Mayor, who has the authority to issue line-item vetoes.



Mira Mesa Epicentre

A revitalized youth-focused community center in the heart of Mira Mesa

Why We're Here

- What is the Epicentre project?
- How is construction going?
- What is the timeline?



Project Goals

To revitalize the space into a **youth-focused community center** that will offer community-requested **intergenerational programming**.



Community Involvement

The community helped shape this project.

County DPR held public workshops and shared surveys, with over **800 responses**.



Vision

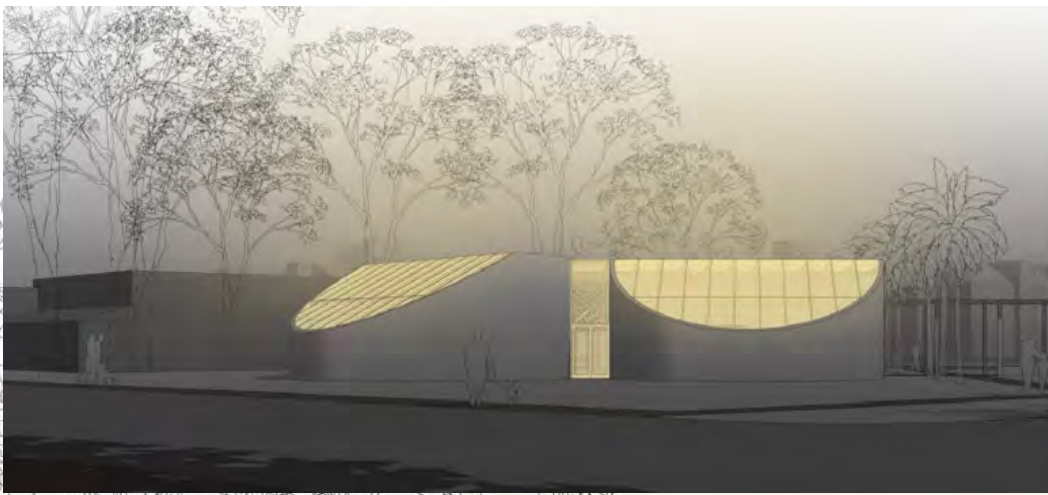


Construction



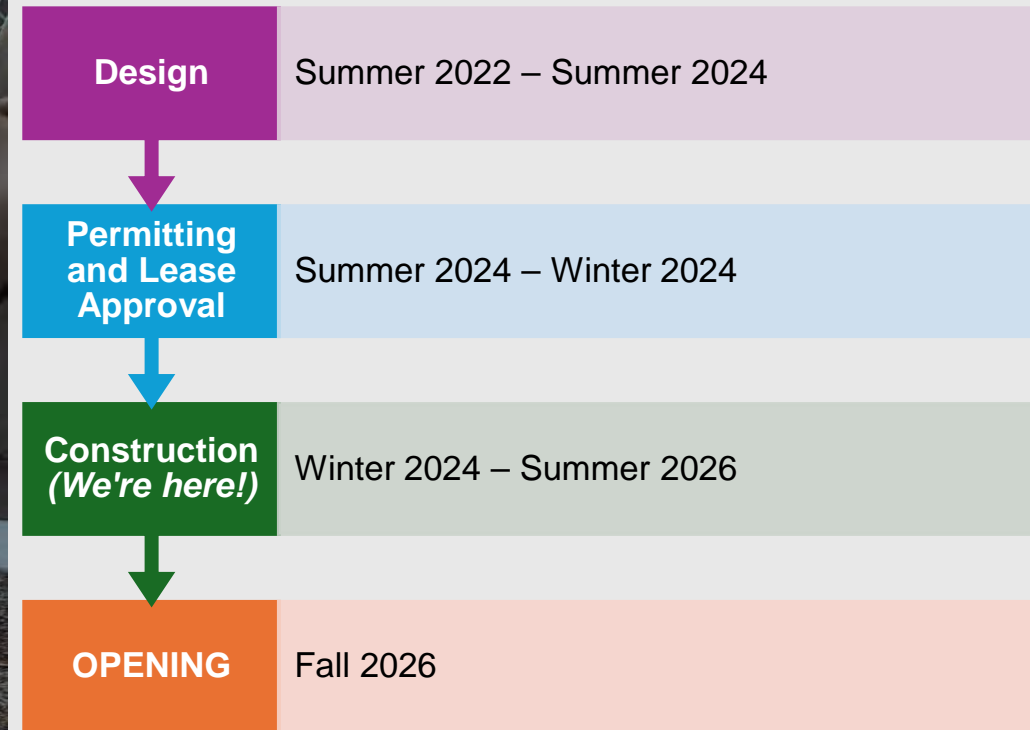
Termite Discovery







Project Timeline



Thank you!

Project information contact: Riley DeWitt-Rickards

Park Project Manager | Department of Parks and Recreation, Development

County of San Diego | 5510 Overland Avenue, Suite 270, Mail Stop 0-29

C: 619-695-6010 | riley.dewittrickards@sdcounty.ca.gov

Project Webpage:

<https://www.sdparks.org/content/sdparks/en/park-pages/MiraMesaEpicenter.html>

Questions?