

Mira Mesa Community Planning Group Draft Agenda & Public Notice

Date/Time: Monday, September 15, 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 August 18, 2025 meeting
3. Non-Agenda Public Comments: 3 Minutes per speaker.
4. Planning Group Member Comments
5. Reports
 - a. Report of the Chair
 - b. Community Planners Committee
 - c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee
6. Old Business
 - a. Review of Carroll Canyon projects – Stevens (Information).
7. New Business
 - a. None.
8. Planning Group Business
 - a. Consideration of language to allow virtual/hybrid meetings.
9. 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
 - g. MCAS Miramar
10. Adjourn

Mira Mesa Community Planning Group Draft Minutes

Date/Time: Monday, August 18, 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, Joe Frichtel, Jeff Stevens, Sean Tompkins, Barak Tzori, Keith Flitner, Philip Linssen, Julia Schriber, Brandon Maddox, David Mandelbaum, Zachary Byron, Steven Pollock

Call to Order/Confirm quorum:

1. Modifications to the Agenda

None.

2. Adopt Previous Meeting Minutes (Action).

- a. Minutes of June 16, 2025 meeting approved by unanimous consent.

3. Non-Agenda Public Comments: 3 Minutes per speaker.

None.

4. Planning Group Member Comments

None.

5. Introduction of new Mira Mesa Community Planner Morgen Ruby

Morgen Ruby introduced herself to the group. Chair Stevens asked a question regarding infrastructure funding for public facilities. Morgen stated she would submit the concern and provide a response.

6. Reports

- a. Report of the Chair

1. Mail received.

- a. Background information on Barnes Canyon CPA – included in agenda packet

- b. Background information on Oberlin office condominium proposal – included in agenda packet.

- c. Notice of availability for a draft Mitigated Negative Declaration for a 5.3- acre expansion within the 212-acre El Camino Memorial Park Project No.670391. The proposed project involves the expansion of the existing El Camino Memorial Park to provide 4,500 new burial sites, a bridge, an access road, stormwater management features, and main entrance sidewalk and curb ramp improvements along the project's frontage on Carroll Canyon Road. The project is proposed in two phases with Phase 1 consisting of the bridge and roadway extension as well as grading of 1,000 burial areas, and Phase 2 consisting of fine grading for 3,500 burial sites and sod/irrigation placement. Comments due by August 25.

- d. Second assessment letter and issues report for On Point development project PRJ-1080071 in Carroll Canyon near I-805. Rezone, Community Plan Amendment, General Plan Amendment, Master Planned Development Permit, Site Development Permit (SDP) for Wetland Deviation and Biologically Superior Option, Easement Vacation, Multi- Habitat Planning Area (MHPA) boundary line adjustment and deviations to wetland regulations. On-site habitat conservation and off-site habitat creation and conservation. No structures are proposed. The 41.06-acre site is located in the RS-1-8,

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IL-2-1, and AR-1-1 zones, Environmentally Sensitive Lands, and Airport Influence Area (MCAS Miramar).

2. Infrastructure priorities survey

a. The City asked for a list of infrastructure priorities from all planning groups. This is particularly important since we no longer have the FBA to fund public facilities. Last year we submitted 21 recommendations and only one of them appeared in the Infrastructure Priorities Summary Report that the City produced in October. However, it turns out that the City has not yet included recommendations from any of the Planning Groups that were submitted last year and they promise to have them in the next report later this year. All of the projects on the list are derived from the Mira Mesa Community Plan or the Unfunded Park Needs List, and they are still current, so I resubmitted an updated version of the same list. I sent a link to the recommendations to MMCPG members in July.

b. Community Planners Committee

CPC heard presentations regarding Terminal 1 at the Airport and a discussion regarding Infrastructure Prioritization.

c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee (postponed to 10c)

7. Appointment of residential member to fill vacancy. (Action)

Linssen/Tompkins: Motion to appoint Zachary Byron to the Resident Seat. Motion passed 12-0-0.

8. Appointment of property owner member to fill vacancy. (Action)

Linssen/Tompkins: Motion to appoint Steven Pollock to the Property Owner Seat. Motion passed 13-0-0.

9. Old Business

a. None.

10. New Business

a. Commercial office condominium proposal for 5665 & 5677 Oberlin Dr. Daniel Jacobsen, Abington Emerson Investments. (Action)

Linssen/Frichtel: Motion to support the project. Motion passed 14-0-0.

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 (0-109), Prime Industrial Lands – Flex. Theodore Shaw. (Action)

Cate/Ricketts: Motion to support the project. Motion passed 13-1-0.

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

Flitner/Dichoso: Motion to support the name change. Motion passed 14-0-0.

11. Elected Officials/Government Agencies

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- a. United States Congress – California 51st District for Sara Jacobs – No report
- b. California Senate – District 40 Marc Schaefer for Brian Jones – No report
- c. California Assembly – District 78 Michael Bravo for Chris Ward

This year's summer recess has concluded and Assemblymember Ward is back in Sacramento. As many of you may have seen this week the Governor has called for a special session, in which the legislature will be voting on pieces of legislation that will allow for mid cycle redistricting of congressional maps.

Also members of the community should have received a mailer from our office with many different items of note. Including registrations for our "How to Go Green" Webinar, ALS Walk team, as well as a community coffee, and legislative survey. You can find all the links and more on the Assemblymember's website: <https://a78.asmdc.org/events>

We are also pleased to bring back our annual civics competition for 4th, 8th, and 10th graders. There are some amazing prizes to be won so if you know any students interested, be sure to let them know! <https://a78.asmdc.org/events>

- d. San Diego County – Board of Supervisors District 3 Becca Smith for Terra Lawson-Remer – No report
- e. San Diego – Mayor's Office Michaela Valk for Todd Gloria – No report
- f. San Diego – City Council District 6 Ana Serrano for Kent Lee

Mira Mesa Community Park Phase II Improvements

Some of the work done last month included:

- The roof on the equipment building is now complete
- Environmental health and quality inspections were done at the small pool ☐
- Shotcrete work was finished at the large competition pool ▪ pool walls or floor were sprayed and formed using this technique of sprayed concrete
- Some of the ongoing work includes:
 - Construction on the main aquatic building
 - Relocation of underground utilities
 - Interior improvements at the rec center ☐
 - Retaining wall work for both the aquatic center and the all-wheels plaza
 - Pool plumbing installation
- The July Report with more details has been posted on the website. I also printed one hard copy for anyone who prefers to read it on paper or doesn't have access to the website.

Street Reconstruction Group 1801 (as of August 7th)

- The following segments of Gold Coast Drive are scheduled for paving:
 - August 4–12: San Ramon Drive to Westhill Drive
 - Crews are currently paving near Mason Elementary School. The contractor is addressing some unforeseen conditions, which will cause work to extend into next week. The goal is to complete the paving in this area by Aug. 19. With school scheduled to start on Aug. 11, there will be some impacts during school drop-off and pick-up times, including possible road closures, traffic

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rerouting, parking and access restrictions. City staff are meeting with school administrators to discuss the potential impacts of the work.

- August 11–19: Lipscomb Drive to Baywood Lane
- Once paving is completed, crews will begin additional work, including: installing signal loops, adjusting maintenance covers and utility valves, and adding new lane striping
- Water main relocation under Gold Coast Way is currently underway and is expected to be completed by the end of August.
- Once that work is done, crews will install a new storm drain:
 - Along Gold Coast Drive from Lipscomb Drive to Westonhill Drive
 - Along Westonhill Drive between Pagoda Way and Gold Coast Drive
- Final paving in these areas will follow the storm drain installation.

Salk Neighborhood Park (Maddox)

- The latest update I received this week is that, per the City's request for a change in leadership, a new superintendent is now managing the project on the contractor's side. They have met with the director of the Engineering and Capital Projects Department, and discussions are ongoing about how to move the project forward given the legal issues and timeline.
- Unfortunately, the primary reason for the delay continues to be legal issues related to the shade structures at Salk Park. These matters are currently with the City Attorney's Office, which limits the amount of information that can be shared publicly or with our office.
- We have asked what accountability measures exist for cases like this. Staff explained that if a contractor fails to meet the timeline, the City has several contractual tools it can use. These options will be considered once the legal issues are resolved and responsibility for the delays is determined.

Resources

- Miramar Air Show will be happening this year from September 26th to the 28th
- The Environmental Services Department's Residential Waste Collection Services Portal is now live. If you experience any issues accessing it or have questions, please reach out directly to the department first, and then let us know so we can stay informed and help track down answers for you. Select your new trash and recycling containers and confirm or update your organics containers by Sept. 30, 2025.

g. MCAS Miramar – No report

12. Adjourn

Virtual Planning Group meetings

Virtual Planning Group meetings are now allowed by the City. The requirements are:

- a) Virtual meetings are enabled under a planning group's operating procedures.
- b) The public has the ability to access the meeting and participate in real-time.
- c) Notice of the virtual meeting is provided.

Following are suggested options for modifying MMCPG Operating Procedures to allow virtual meetings.

From Jeff Stevens:

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.

From Sean Tompkins:

6.4 Virtual Meetings

The MMCPG may hold virtual meetings as well as in-person meetings. Hybrid meetings where participants may appear both in-person or virtual are not currently supported.

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.

From Jacob Ricketts:

6.4 Virtual and Hybrid Meetings

(a) The Mira Mesa Community Planning Group (MMCPG) may conduct meetings entirely virtually or in a hybrid format (with both in-person and virtual participation options) under any of these circumstances:

- A state of emergency has been declared by the City, County, or State of California affecting the Mira Mesa community.
- A public health order has been issued by a county, state, or federal health official that limits or discourages in-person public gatherings.
- The MMCPG does not have access to an appropriate in-person meeting facility within its planning area that is freely accessible to all members of the public.

(b) By a two-thirds vote of all voting members at an **in-person** meeting, the MMCPG may designate the *next* scheduled meeting as entirely virtual or hybrid. This action must be recorded in the meeting minutes.

(c) All virtual and hybrid meetings shall comply with the Ralph M. Brown Act, ensuring that the public can access the meeting, listen, and participate in real time. The meeting agenda must include clear instructions for public access and participation, and notice for any virtual or hybrid meeting will be provided under the same rules as for in-person meetings.