

Mira Mesa Community Planning Group Draft Minutes

Date/Time: Thursday, January 22, 2026, 7:00pm

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

Members Present/Absent: Zachary Byron, ~~Chris Cate~~, Tracee Denby, J Dichoso, ~~Keith Flitner~~, Joe Frichtel, Bo Gibbons, Philip Linssen, Brandon Maddox, ~~David Mandelbaum~~, Steven Pollock, Jacob Ricketts, Harsh Sangani, ~~Jeff Stevens~~, Sean Tompkins, ~~Barak Tzori~~, Kevin Yu

Call to Order/ 7:01 PM by vice-Chair Sean Tompkins. Attendance recorded and quorum confirmed at 11 members.

1. Modifications to the Agenda - none
2. Adopt Previous Meeting Minutes (Action).
 - a. Minutes of November 17, 2025 meeting
 - Motion by Joe Frichtel
 - Second by Philip Linssen
 - Unanimously approved
3. Non-Agenda Public Comments: 3 Minutes per speaker- none
4. Planning Group Member Comments
 - a. Joe Frichtel: Noted lack of city officials. Traffic in Mira Mesa is worsening. The new pool facility is nearing completion. Said there might be a ballot measure to undo parking meters at Balboa Park.
5. Reports
 - a. Report of the Chair
 1. Two EIRS: One for Mission Bay park improvements, released on 17th, comments due Feb 4. Second is the notice of a draft EIR for the Miramar College master plan. Released in Dec and the state closed it for review already this month. The plan is not yet funded and no improvement started; it goes until 2035.
 2. Three development updates: 5th Assessment letter for Project PRJ-1062368. In April 2023 the board recommended approval for this project about demolition of a 4 story project for a new 4 story R and D building. 3rd Assessment Application for another project (PRJ-1080071) on the west end of Carrol Canyon for a plan by On Point Development. The project is inconsistent with Community Planning goals in that it encroaches wetlands and open spaces and potentially harms local vegetation. The MMCPG reviewed it 4 years ago and did not support the proposal at the time. Third, the report to the hearing officer was made for a tentative consolidation on a project on Oberlin drive that the Group approved last Aug. Relative to office space that they wanted to convert to a different type of space.
 3. The two projects on tonight's agenda.
 - b. Community Planners Committee

1. Bo Gibbons reporting: Last CPC meeting on December 2nd focused primarily on the Land Development Code update. The city is rolling out the 2025 LDC, rather extensive update, subcommittee within the CPC trying to address that. At the end of the year there was a relatively brief window for public comment. CPC had definite opposition to timing of the public comment, and pressed the city and city council to give more time to review. Action items on the CPC look to get speaking blocs at city open meetings so the city and CPGS would be able to and have a “seat at the table” instead of being treated like general public meetings which are limited by the 3 minute comment period. Currently there is no engagement between the city at council and speakers. The CPC wants people to be involved, but the city lets people say something but not have a response back.

c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee

1. Confirm Pam Stevens and Jacob Ricketts as MMCPG representative and alternate (Action)
2. Notes: Pam Stevens said they tested zoom equipment and it worked correctly. People around the room were seen, and the projector was working so they could see the people on zoom too. Main discussion, no information act, an item dealt on trails on Del Mar Mesa, said a member of the public had some concerns about it, not directly affecting Mira Mesa.
Motion to confirm by Steve Pollock.
Second by Tracee Denby.
Vote: Unanimously passed.

6. Old Business

- a. None.

7. New Business

a. **PRJ-1140748 / SD07118A** T-Mobile CUP Renewal at Winterwood Park

1. Presenter: Robert Ramirez (for Angela Mumme)
2. T-Mobile CUP Renewal at Winterwood Park
Notes: Renewal of equipment at this time. They will have to go through the approval process for the 56 foot model pine tower. No changes right now. The renewal is for 10 years.
3. JF: Said 20 years ago when they put it at the parks, they would also get companies to put ballfield lighting, but now the money is only paid to the city. Would like to know what the monthly rental fee the company pays to the city is.
Motion: Joe Frichtel
Second: J Dichoso
Passes 9-0-2

b. **PRJ-1127254 / SD06526A** T-Mobile NUP Renewal for wireless facility

1. Location: 11048 Ice Skate Place
Presenter: Robert Ramirez
2. Philip Linszen as the owner chose to recuse himself from this item. This is on the rooftop, and ATT and Verizon are on the rooftop also, but this renewal is just for

T-mobile. Process 2 NUP. FRP panels. The antenna is behind cabinets on the building's facade. This antenna is lower than the pine tree (item above). The building itself is made of concrete and has a steel roof. There was a community recommendation ten years ago that antennas be closed. The antenna is metered separately on the electricity, and brings in fiber optic to the building.

3. Motion: Joe Frichtel

Second: Bo Gibbons

Recusal from Philip Linssen. Passes 8 - 0 - 2

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 – not present

d. San Diego County – Board of Supervisors District 3 Becca Smith for Terra Lawson-Remer – not present

e. San Diego – Mayor's Office Michaela Valk for Todd Gloria – not present. Chair Sean read brief highlights from the Mayor's State of the City address and agreed to forward the report to the Group members. The Chair also outlined the recent construction progress with the MM Community Park project and listed the ongoing installations under way.

f. San Diego City Council, District 6: Ana Serrano for Rep Lee. A printed report was circulated to the group. At the MM rec center progress is on track despite rain delays in Dec. They have finished interior and flooring installation, now currently working on the bathrooms. No specific updates on Salk Park, still projected to be finished by Spring of this year. Gold Coast, they will be moving onto the Cul De Sacs. Will be participating in the point and time count on Thursday January 29th. ESD launched assistance for trash delivery service. Update on the Traffic Service Request for a crosswalk - they found per policies no specific need for the crosswalk, but office push backed because of jaywalking, but said they would just replace the no crossing signs. Said Councilman will put it on his budget priorities.

■ Q (ST): Does anyone keep track of close calls or injuries?:

■ A: Said there are some data sets that inform where fatalities have happened in the city.

■ Asked about AB 43, and said they are working on it to propose for next FY.

- Q (KY): Jonas Salk Park has a parking lot but no crosswalk there, for pickups parents already jaywalk and park illegally. That would be a good area for a crosswalk. Proposes a cross walk on the side where the Jonas Salk Neighborhood Park with the sign is. Believes it would be good because there are a lot of jaywalkers there.

■ Council members put out a memo to stop rolling and charging of fees until there is better engagement, but the Mayor's office sent out a memo. For the Ballot Proposal for Short Term Rentals, some people are worried they would be taxed for it, but it is for AirBNBs and empty homes.

■ Zachary Byron: There is a problem with three hour free promise, said he had been there two weeks ago, there was an issue with lines at the kiosks to get the parking, because the app does not give one the free parking, only does the paid parking. Said there are only two kiosks in the entire lot that allows one to do the free parking.

- Ana: It is confusing for some people because for the free parking one has to go online two days in advance for the free parking to register and meet local residency requirements.
- The online portal needs one to verify if they are a resident to get the resident rate. But there is some frustration. Inspiration Point is currently 3 hours free. For the residents vs non residents rate. There is a \$5 fee, and then one has to wait two business days to verify that they are a resident.
- Idea requested to be discussed for next meeting: Lane Crossing and/or fence on Mira Mesa Boulevard near Mira Mesa Highschool

g. MCAS Miramar – not present

9. Adjourn: 8:19 PM

Next meeting is Thursday, February 19, 2026