

## Mira Mesa Community Planning Group 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 – 3<sup>rd</sup> of July will be Independence Day celebration. 3<sup>rd</sup> 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 (0-109), 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. 3<sup>rd</sup> 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 51<sup>st</sup> 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 Frichtel – 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 16<sup>th</sup>, 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@sanidiego.gov](mailto:ylewis@sanidiego.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 Westonhill Drive, and along Westonhill 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.

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



# Vision



# Construction



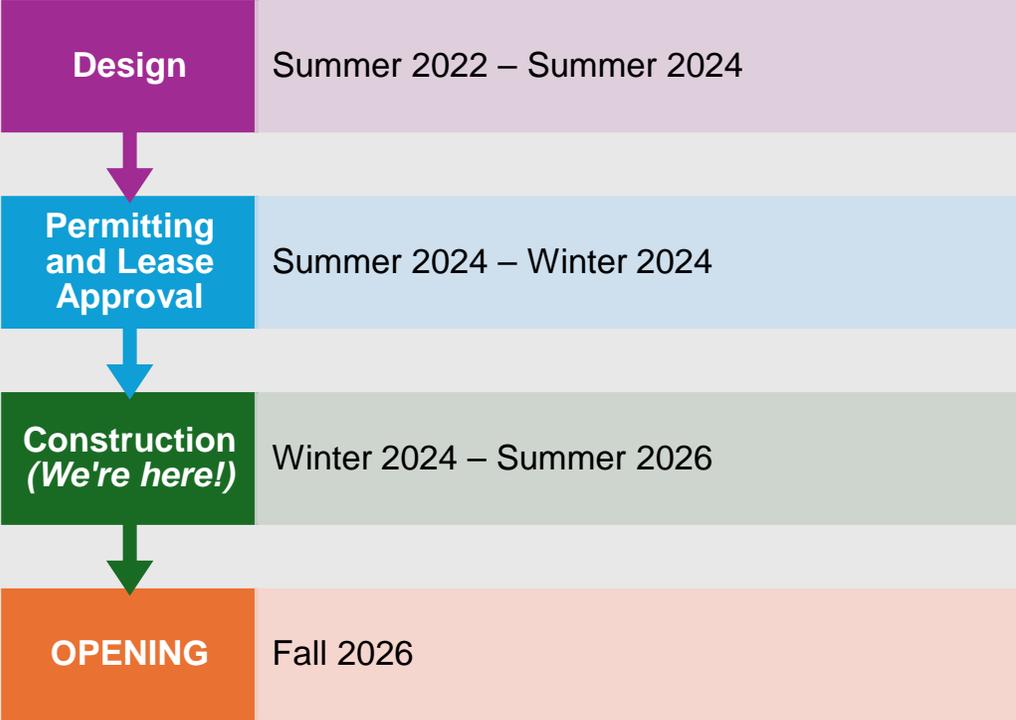
# Termite Discovery







# Project Timeline



***Thank you!***

## **Project information contact: Riley DeWitt-Rickards**

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## **Project Webpage:**

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

**Questions?**