

## Mira Mesa Community Planning Group Minutes

**Date/Time:** Monday, September 15, 2025, 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~~, Julia Schriber, Jeff Stevens, Sean Tompkins, Barak Tzori, Kevin Yu

### Call to Order/Confirm quorum:

1. Modifications to the Agenda  
None.
2. Adopt Previous Meeting Minutes (Action).
  - a. Minutes of August 18, 2025 meeting approved by unanimous consent.
3. Non-Agenda Public Comments: 3 Minutes per speaker.  
None.
4. Planning Group Member Comments  
Philip Linssen stated that the skating rink is open after a major renovation.
5. Reports
  - a. Report of the Chair
    1. Mira Mesa Street Fair is Saturday, October 4, 2025 from 10 AM to 5 PM. Planning Group has a table in the Mira Mesa Town Council tent. MMCPG members are encouraged to come and tell people about land use planning in Mira Mesa.
    2. Mail received.
      - a. El Camino Memorial Mitigated Negative Declaration
      - b. NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION for the Mira Mesa Street Fair. October 4, 2025 10 am to 5 pm.
      - c. NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION – Contract with Throne Labs to provide and maintain solar-powered restrooms. Various locations not specified.
      - d. Letter from Amanda Roth asking Councilmember Lee for support for bringing back the Mira Mesa Fourth of July Parade in 2026. The parade committee submitted a special event application for the parade, but it was denied because of “the resource challenges the City faces on this impacted federal holiday, which has led the City to decline other community permit requests for this same date.” The City suggested that a different route might be acceptable, but the committee has had no response to other suggested routes.
  - b. Community Planners Committee  
None.
  - c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee – Pam Stevens  
Los Peñasquitos Canyon CAC meeting is next week, Thursday, at the Ranch House, 7pm.  
Trail from Camino Ruiz Park to Los Peñasquitos Canyon named for Les Braund last month.  
Group has the equipment for hybrid meetings, but not ready for next week.

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6. Old Business
  - a. Review of Carroll Canyon projects – Stevens (Information). See attached presentation.
7. New Business

None.
8. Planning Group Business
  - a. Consideration of language to allow virtual/hybrid meetings (see attached list). Review technology used by other groups, such as the equipment just purchased for the Los Peñasquitos Canyon Preserve Citizen’s Advisory Committee. Postpone any action on language for our operating procedures until later.
9. Elected Officials/Government Agencies
  - a. United States Congress – California 51<sup>st</sup> District for Sara Jacobs  
Imani Drew introduced herself as the new rep for Sara Jacobs  
National defense authorization act  
Co sponsored bill to prohibit HHS to disclose health information for immigration enforcement  
Co sponsored bill to prohibit medicare information for immigration enforcement
  - b. California Senate – District 40 Marc Schaefer for Brian Jones - No report.
  - c. California Assembly – District 78 Michael Bravo for Chris Ward
    - i. This year’s legislative session came to an end on Friday, September 12. And all bills passed from both houses are now on the Governors desk awaiting the October 12<sup>th</sup> deadline for a signature or veto. Over the next month the Governor’s office will usually release these decisions in batches depend on the scope and theme of the legislation (i.e. Housing, Social Services, etc.). Assemblymember Ward has 7 bills currently on the Governor’s desk and with one bill already being signed into law earlier this year.
    - ii. **AB 629 - School Districts Equipment Inventory (Signed)** : Updates an old rule that made schools track every item worth over \$500 by raising the limit to \$1,500, saving time and money by cutting down on unnecessary paperwork and keeping up with today’s prices.
    - iii. Of the seven bills currently on the governor’s desk here are a few of note:
    - iv. **AB 253 - Permitting Reform**: Allows homeowners and developers to use third-party licensed professionals to review certain post-entitlement permits.
    - v. **AB 368 - Passive Housing Standards**: Directs the California Energy Commission to evaluate the adoption of certified Passive House energy efficiency standards as an alternative compliance pathway to existing Title 24 building efficiency standards.
    - vi. Our office also has a few upcoming events for Constituents to participate in:
    - vii. Go Green Webinar – September 25<sup>th</sup> 5:30 PM, RSVP at [Events | Official Website - Assemblymember Christopher M. Ward Representing the 78th California Assembly District \(asmdc.org\)](#)

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- viii. Annual Civics Competition – more information at [Civics Contest | Official Website - Assemblymember Christopher M. Ward Representing the 78th California Assembly District \(asmdc.org\)](#)
- ix. As always if you have any additional questions or a community member needs assistance with a state agency, please let them now they can reach out to me or call our office at (619) 280-7801.”
- x. Happy latino heritage month, sept 15 to Oct 15.
- xi. Questions and comments from audience:
  - 1. AB495 is bad – ask governor to veto. A: Reason for it is if parents are arrested by ICE, it allows someone else to take care of kids without CPS.
  - 2. Can Chris Ward help with Carroll Canyon Road? A: Not this year: no district requests.
- 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 Back from maternity leave.  
Stone creek is scheduled for Planning Commission in November; City Council in December.

### **City of San Diego Launches First-Ever Community Recreation Needs Assessment:**

- The City of San Diego launched its first-ever Community Recreation Needs Assessment (CRNA), which will focus on gathering data to better understand and meet the recreational, communication and financial needs of San Diego’s diverse communities.
- The assessment, being conducted by the City in collaboration with Keen Independent Research, Inc., will include surveys, interviews, focus groups, virtual workshops and in-person public meetings for community feedback, along with collaboration with local organizations to ensure broad engagement.
- Starting today, San Diegans are encouraged to take a short online survey to gauge their thoughts on recreational activities and facilities provided by the City’s Parks and Recreation Department. The survey can be accessed online at [sandiego.gov/parksurvey](https://sandiego.gov/parksurvey). Residents have until Feb. 28, 2026, to complete the survey.
- The assessment will be carried out in three phases:
  - Phase 1: Council Districts 4, 8, and 9
  - Phase 2: Council Districts 3, 6, and 7
  - Phase 3: Council District 1, 2, and 5
- Each phase will span four months and includes virtual workshops, surveys, interviews, focus groups and in-person public meetings. Community members, local organizations and stakeholders are encouraged to participate and provide vital feedback.
- At the end of the assessment, Keen Independent Research, Inc. will provide the Parks and Recreation Department with a final report of their findings including evaluations of existing programs and their effectiveness, resident satisfaction levels, recreation priorities and demographics.

### **Update on the CalTrans Delegate Maintenance Agreement Along Freeways Near Downtown:**

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- Covering a 5-mile stretch of state freeways that run through Little Italy, Cortez Hill, Sherman Heights, East Village, Golden Hill and Barrio Logan, the agreement helps streamline the process for the City's outreach workers to go onto the state property to offer available shelter and housing resources to people in encampments and authorizes the City to clear trash and debris.
- Under the agreement for this one-year pilot program, the State of California will reimburse the City for up to \$400,000 of its costs to clean up and address encampments along State right of way and to connect individuals to appropriate housing or shelter.
- Since the agreement went effect in July, the City has cleared **74 tons of trash**, conducted **95 abatements**, and connected **28 individuals** to services/shelter.
- The Governor's office is working on expanding their abatements along Caltrans right of way outside of the pilot area.

### Wildfire Preparedness Reminders:

- In San Diego, wildfire season isn't limited to a few months anymore, it's year round.
- The City is taking proactive steps to ensure we're ready and we're urging residents to do the same.
- The City has new investments like new brush rigs to combat brush fires, have an incoming fire helicopter to fight fires, have ongoing brush management on City land, and expanded services to help homeowners reduce risk and protect their property.
- We also have a new website—[sanidiego.gov/wildfire](http://sanidiego.gov/wildfire). It is full of resources to help protect homes and properties.
- You can also sign up for Alert San Diego and download the Genasys Protect app so you are ready if an emergency happens.

### City of San Diego Adopts Landmark Coastal Resilience Master Plan to Protect Beaches and Coastline

- With the approval of the Coastal Resilience Master Plan, the City is moving forward with concept projects at four locations to address the growing risk of coastal flooding and erosion.
- The plan includes concept-level designs of nature-based solutions, such as elevated sand dunes, restored coastal habitats and realigned parks and infrastructure.
- The plan prioritizes six pilot sites based on feasibility, resilience needs and environmental benefits: La Jolla Shores, Pacific Beach – Tourmaline Surf Park, Mission Beach, Ocean Beach – Dog Beach, Ocean Beach – Beachfront (Pier), and Sunset Cliffs.
- Four sites, including two at Ocean Beach, will advance into the City's Capital Improvement Program for initial engineering over the next year:
  - Tourmaline Surf Park
  - Ocean Beach - Dog Beach
  - Ocean Beach - Beachfront (Pier)
  - Sunset Cliffs

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### Questions and Comments from the audience:

Jeff – skeptical about new recreational survey. We have given lots of input on this issue, including a list of capital improvement projects needed. Will this help us get any done?

Joe - Near KFC, mercy road, there is an undeveloped median that needs to be cleaned up.

Joe – what is the status of the proposed pedestrian crossing between the Epicentre and MMHS?

- f. San Diego – City Council District 6 Ana Serrano for Kent Lee

Salk Park issues have been resolved.

Gold Coast work is completed.

MCAS Air Show is scheduled September 26 through 28; one week before MM Street Fair (October 4).

- g. MCAS Miramar - No report.

- h. Additional Comments

Pam stevens, panda express, Scripps Mesa fireworks fundraiser, Wed 9/24.

Tracee Denby, 10/22, senior workshop, property tax considerations

- 10. Adjourn

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### 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.

# Carroll Canyon Projects

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PLANS AND STATUS AS OF SEPTEMBER 2025

JEFFRY L. STEVENS

MIRA MESA COMMUNITY PLANNING GROUP

SEPTEMBER 15, 2025

# Carroll Canyon



# Carroll Canyon Projects

1. OnPoint Technology Center (Proposed)
2. El Camino Memorial Park (Developed, Developing)
3. "Missing Link" of Carroll Canyon Road
4. Fenton Technology Park (Developed)
5. 3Roots (Developing)
6. Bruce Brown Community Park (in progress)
7. Carroll Canyon Business Park (Developed)
8. Stone Creek (Planned)
9. Flite Golf Entertainment Center (Proposed)



# Carroll Canyon Road

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# Carroll Canyon Road Missing Link

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# Feasibility Study (2022)



## Cost Estimate

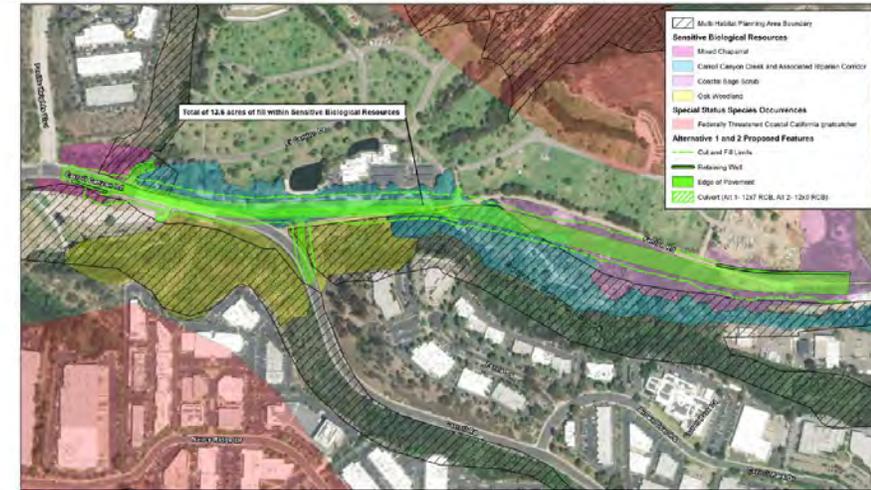
	<b>ALTERNATIVE 1</b>	<b>1</b>	<b>\$52.4 MILLION</b>
	<b>ALTERNATIVE 2</b>	<b>2</b>	<b>\$53.7 MILLION</b>
	<b>ALTERNATIVE 3</b>	<b>3</b>	<b>\$52.5 MILLION</b>

*(Cost Estimate includes Construction Costs, Design, and Construction Support)*

\*Estimate does not include Environmental Mitigation or Right of Way Acquisition



## Environmental Constraints: Alt 1 & Alt 2



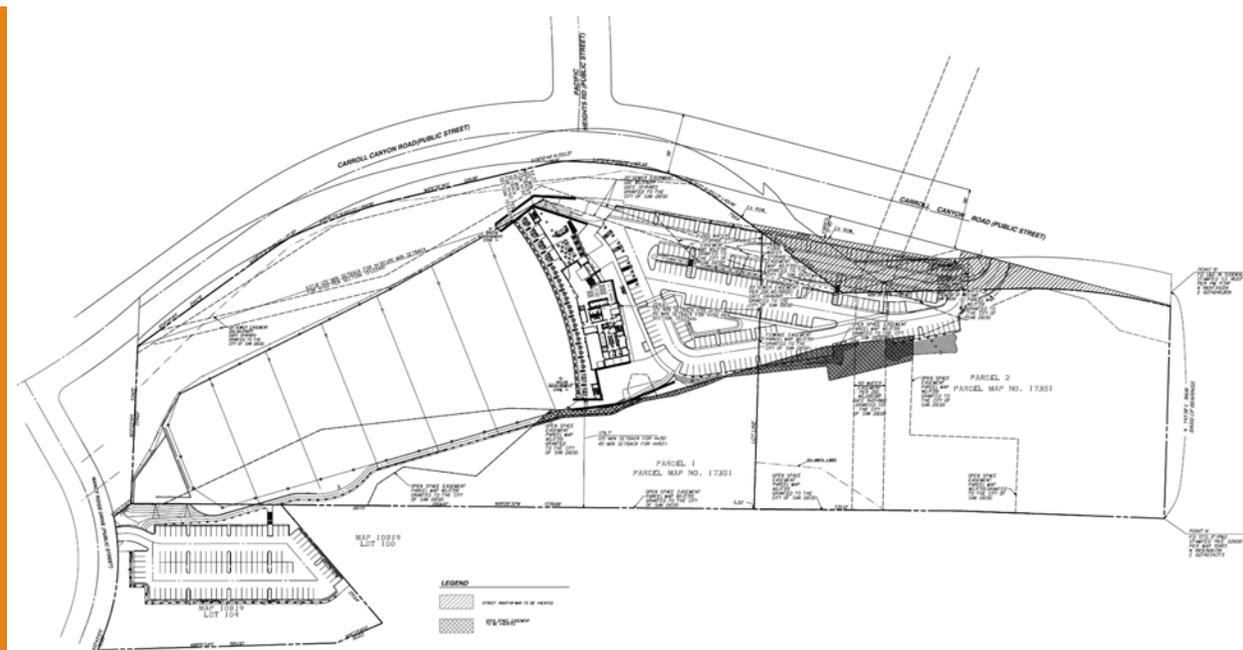
## Environmental Constraints: Alt 3



# El Camino Memorial Park

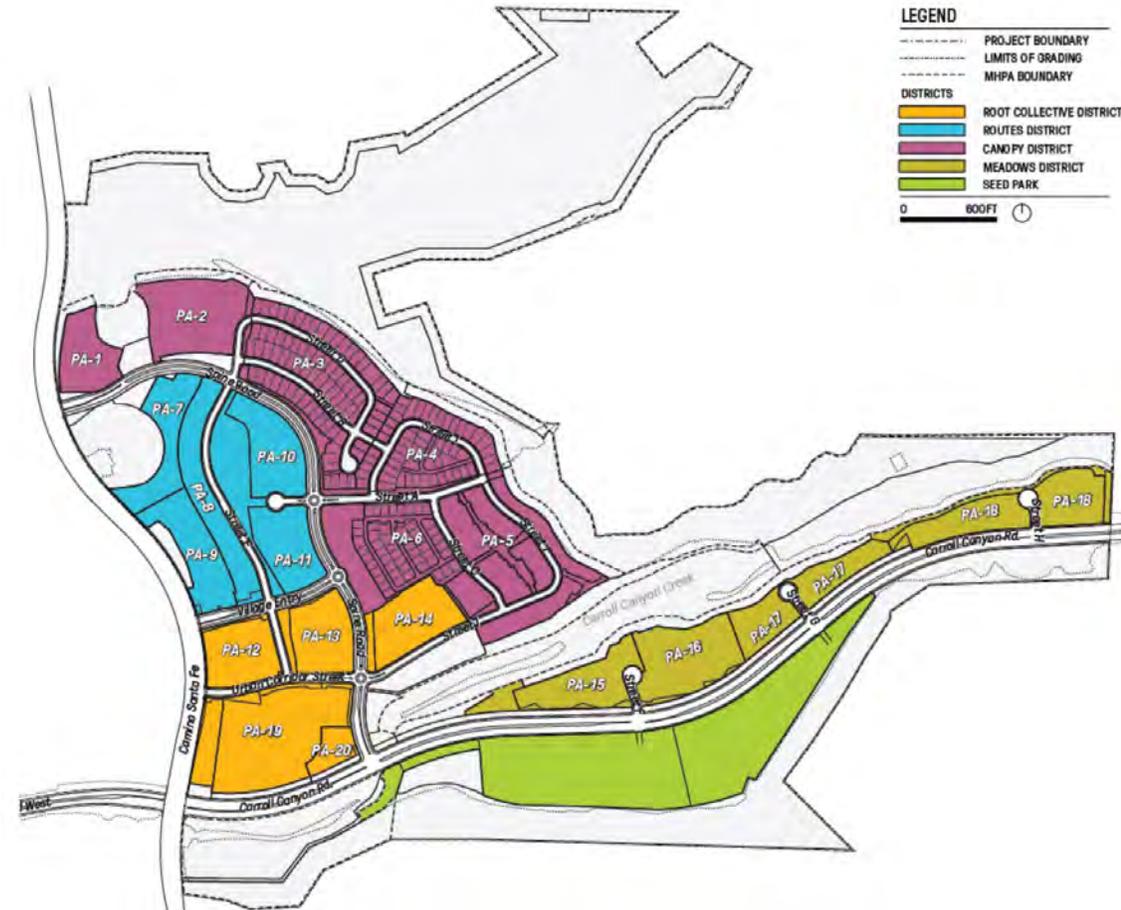
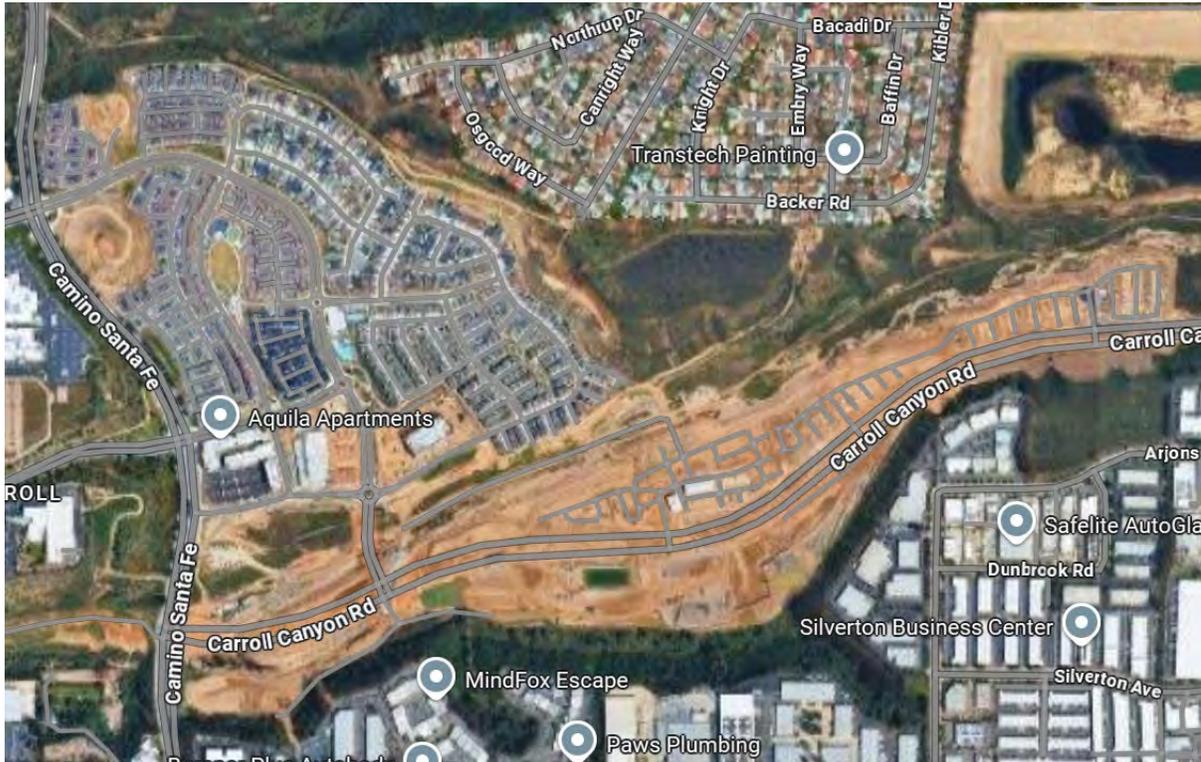
**SUBJECT: El Camino Memorial Park Secret Canyon Project:** An amendment to CONDITIONAL USE PERMIT (CUP; CUP No. 94-0312) for a 5.3-acre expansion within the 212-acre El Camino Memorial Park located at 5600 Carroll Canyon Road (Assessor's Parcel Number [APN] 341-040-36-00) in the Mira Mesa community within Council District 6. 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. The project site is designated Cemetery and Open Space in the Mira Mesa Community Plan





# Flite Sorrento Valley Golf Entertainment Center

# 3Roots – 1800 units: Almost Completed



ITEM	GDP #4
Future Recreation Center (20,000 S.F.)	1.25 Acre Area
Comfort Station/Concession	2
Comfort Station	1
Picnic Structure	5
Shade Structure (Passive)	5
Shade Structure (Spectator Sport)	9
Ballfields	4
Soccer 225' x 360'	1
Soccer 195' x 315'	2
Basketball (Full Court)	1
Basketball (Half Court)	2
Musco LED Sports Field Lights (Approx.)	13
Musco LED Sports Court Lights (Approx.)	2
Playground	2
Dog Park (Lg. & Sm. Park / Lg. & Sm. Run)	1.65 Acres
Parking (For All Program Elements and Future Recreation Center)	305 Parking Stalls + 8 Accessible Parking Stalls
Presentation Area	1
Maintenance Yard	14,527 S.F.
Open Space	+/- 8 Acres

- LEGEND**
- ▶ Sports Lighting (Lit to Multi-Purpose Field Standards)
  - Pedestrian Security Lighting
  - Parking Lot Lighting
  - ↔ Sidewalk Connection
  - ↔ Carroll Canyon Road Under Crossing Access (Not Part of GDP)
  - Ballfield Safety Netting



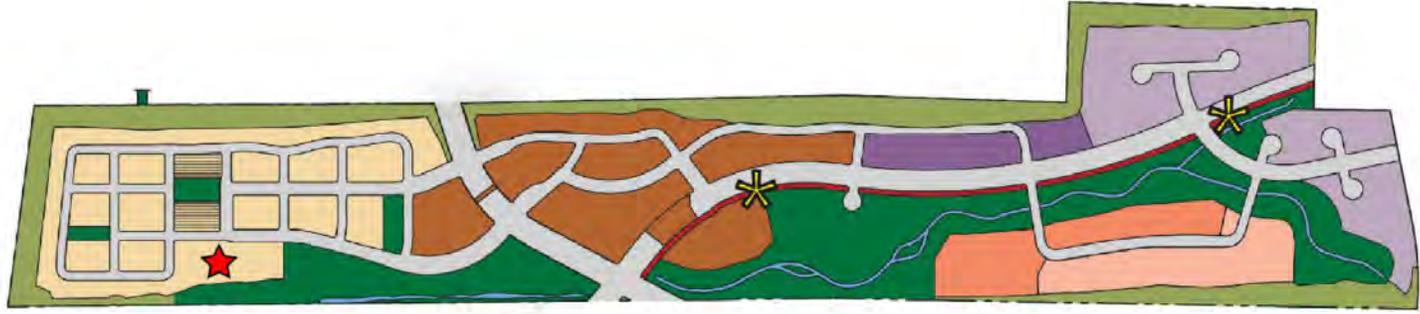
**NOTES:**

- All Ballfields to Receive Portable Mounds & Base Peg Sleeves to Adjust Distances for Different Levels of Play.
- Type II Recreation Center Will Require Subsequent GDP.





Stone Creek Master Plan – 4,445 Residential Units  
MMCPG first reviewed this project in October 2006.  
MMCPG approved in June 2020 with comments.



- Multi-Family Residential:** 2,725 Units (36.99 DU/AC)
- Neighborhood Commercial: 24,000 SF
- Mixed-Use Village Core**  
 Multi-Family Residential: 1,420 Units (36.21 DU/AC)  
 Retail/Commercial: 150,000 SF  
 Office: 200,000 SF  
 Hotel: 175 Rooms
- Light Industrial:** 415,000 SF
- Business Park:** 135,000 SF
- High-Technology:** 300,000 SF
- Multi-Family Residential:** 300 Units (11.96 DU/AC)
- Parks and Open Space**
- Landscaped Slopes**
- Carroll Canyon Creek**
- Public Right-of-Way**
- 35' Public Transit Corridor**
- ✖
**Transit Stop**
- ★
**Potential Future School Site**

# Stone Creek Land Use

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# Carroll Canyon Projects

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