

## **Mira Mesa Community Planning Group Minutes**

**Date/Time:** Monday, November 17, 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, Harsh Sangani, Jeff Stevens, Sean Tompkins, Barak Tzori, Kevin Yu

### **Call to Order/Confirm quorum:**

1. Modifications to the Agenda
2. Adopt Previous Meeting Minutes (Action).
  - a. Minutes of October 20, 2025 meeting
    - Adopted by unanimous consent
3. Non-Agenda Public Comments: 3 Minutes per speaker.
  - a. Pam Stevens: fundraising for the 2026 Scripps Mesa Fireworks Show
4. Planning Group Member Comments
  - a. Joe Frichtel: comments regarding opposition to City Council charging for parking at Balboa Park, need to get rid of eucalyptus trees in the City
5. Reports
  - a. Report of the Chair
    - Mail:
    - CHUZE Fitness site development plans. Redevelopment of former Rite-Aid store. On agenda tonight.
    - Second assessment letter for 5031 Wateridge Vista Drive; Project No. PRJ-1112356. Presented in March, given preliminary approval. Appears to have a lot of issues. 14 acre site west of Scranton on both sides of Mira Sorrento Place. Development of two (2) Research and Development commercial buildings. Building 1 will consist of seven-stories (7) totaling 251,748 square feet (SF) with four (4) levels of below-grade parking; Building 2 will consist of five stories (5) totaling 164,955 with five (5) levels of below-grade parking. The 13.93-acre project site is in the IL-2-1 (Industrial – Light) and OR-1-1 (Open Space – Residential) base zone, Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, Community Plan Implementation Overlay Zone (A), Prime Industrial Land, Sensitive Vegetation, Very High Fire Hazard Severity Zones.
    - NORA (Notice of Right to Appeal Environmental Determination) for project at 5665 and 5677 Oberlin Drive/ PRJ-1131909, commercial condominiums. Presented and approved in August.
    - NORA for a Neighborhood Use Permit to continue the operation of an existing rooftop wireless communication facility (WCF). The WCF is on an existing building and contains nine panel antennas, six Remote Radio Units, two equipment cabinets, one transformer, one GPS antenna, and ancillary accessories for operation. The project is located at 9059 Mira Mesa Boulevard. Presented/approved in October.

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- NORA for a Wireless Communication Facility located within the public right-of-way adjacent to 11383 Camino Miranda. Replacement of existing equipment.
  - NORA for a neighborhood development permit to continue the operation of an existing wireless communication facility (WCF) designed as a 45-foot faux mono-eucalyptus tree. The faux tree would be rebranched as part of the project. The existing equipment, including 12 antennas, 12 Remote Radio Units, a 24-inch microwave dish, and an emergency generator located inside a 552-square-foot concrete lock enclosure, would remain as is. The project site located at 9292 Miramar Road.
  - Took a tour of developments of Mira Mesa Community Park and Salk Joint Use Park
- b. Community Planners Committee
    - Presentation regarding “Package A” of the proposed Historic Reform package. CPC voted to oppose.
    - Presentation from Association for the City of La Jolla to ask CPC to ask the City to preclude from moving forward with litigation. CPC did not take action.
  - c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee
6. Old Business
- a. None.
7. New Business
- a. PRJ-1143206 Conversion of former Rite-Aid to fitness center (action).
    - Linsen/Cate: Motion to approve the CUP with the request the length of the CUP be no less than 20 years. Motion passes unanimously (14-0-0).
8. Elected Officials/Government Agencies
- a. United States Congress – California 51<sup>st</sup> 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
    - Presented by Quinton Grounds
    - Midway Behavioral Health Campus that will increase capacity to 20,000 individuals and offer varying services to the unhoused community
    - Purchase of new lifeline helicopter for fire services
    - Question regarding timeline of development of Epicentre. Answers will be provided in writing
  - e. San Diego – Mayor’s Office Michaela Valk for Todd Gloria
    - **City Council to Hold Annual Review of Highly Effective License Plate Reader Technology:**
      - Automatic License Plate Readers (ALPRs) have been one of the San Diego Police Department’s [most valuable crime fighting tools](#), helping solve kidnappings, shootings, hit-and-runs, car thefts, and hate crimes. Since my administration initiated the program in December 2023, ALPRs have:

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- Led to over 420 arrests;
- Supported 600 criminal investigations;
- Recovered over \$5.8 million in stolen property;
- Recovered over 440 stolen vehicles;
- In 2024, ALPR aided in one-third of all homicide investigations, including six arrests, and four of those cases would not have been solvable without ALPR. Also, motor vehicle theft dropped 20 percent, and that trend has continued in 2025.
- SDPD continues to face a persistent staffing shortage, and ALPR serves as a force multiplier that helps our city do more with the resources we have. The system supports precision policing by alerting officers only when a vehicle is linked to a crime, reducing unnecessary stops and allowing officers to focus their time where it's needed most.
- As part of the Annual Surveillance Report process under the Transparent and Responsible Use of Surveillance Technology (TRUST) Ordinance and as directed by the City Council during the adoption of the Fiscal Year 2026 Budget, continued use of ALPRs is contingent on approvals of the Annual Surveillance Report at several public meetings:
  - Privacy Advisory Board | Voted on the item on November 5
  - Public Safety Committee | Voted on the item on November 12
- **City Council | To discuss item on December 9 @ 2pm**
- **State's Office of Traffic Safety Awards Grants to SDPD for Traffic Enforcement Program:**
  - This grant was provided to support SDPD on its ongoing enforcement and education program and help reduce the number of serious injuries
  - The grant program runs through September 2026.
  - The grant will provide programs and resources including"
  - DUI checkpoints and patrols focused on stopping suspected impaired drivers.
    - High-visibility distracted driving enforcement operations targeting drivers in violation of California's hands-free cell phone law.
    - Enforcement operations focused on the most dangerous driver behaviors that put the safety of people biking or walking at risk.
    - Enforcement operations focused on top violations that cause crashes: speeding, failure to yield, stop sign and/or red-light running and improper turning or lane changes.
    - Collaborative enforcement efforts with neighboring agencies.
    - Officer training and/or recertification: Standard Field Sobriety Test, Advanced Roadside Impaired Driving Enforcement and Drug Recognition Expert.
- **Balboa Park Parking:**
  - In continuance from the item presented to City Council in September--tomorrow, November 18, the San Diego City Council will be voting on paid parking in Balboa Park
  - The proposed rates that will be presented to City Council tomorrow are as follows

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- Resident Rate
  - Level 1 Daily \$8, \$5/4 hours
  - Level 2 \$5/day
  - Level 3 \$5/day with the first 3 hours free
  - Monthly: \$30
  - Quarterly: \$60
  - Annual: \$150
    - Non-resident Rate
    - Level 1 Daily \$16, \$10/4 hours
    - Level 2 \$10/day
    - Level 3 \$10/day with the first 3 hours free
    - Monthly: \$40
    - Quarterly: \$120
    - Annual: \$300
- **Help Shape the Future of the City of San Diego's Recreation Programming:**
  - As part of the City of San Diego's first-ever Community Recreation Needs Assessment, launched in August 2025, San Diegans are invited to participate in a series of virtual and in-person workshops where they will be encouraged to share feedback on how recreational services can be improved.
  - [Take the survey here!](#)
  - In-person town hall meetings, which will be held in all nine City Council districts, begin on Monday, Oct. 27, and will include a presentation, Q&A session and interactive tables for participants to provide feedback. The town halls are open to everyone, and no registration is necessary. **D6's Town Hall is on November 21 at 6pm at Hourglass Field Community Park & Fieldhouse**
  - Virtual focus groups begin on Friday, Nov. 7, with separate sessions for residents of Council districts 1, 2 and 5, districts 3, 6 and 7, and districts 4, 8 and 9. The online sessions will be 45-minutes long and include a presentation, Q&A segment and an interactive survey. Registration is required for the virtual sessions to be able to receive access instructions. The next focus group for D6 constituents is on December 4 at 3:30pm. [Click here to register.](#)
- **City's Environmental Services Department Conducting Container Lid Flips to Help Residents Remember Trash and Recycling Rules:**
  - As part of the City's ongoing efforts to monitor and reduce contamination in trash, recycling and organic waste bins, code enforcement officers from the Environmental Services Department (ESD) are conducting citywide [container checks](#), which are required under state law through [Senate Bill 1383](#).
  - Also known as "lid flips," these container checks help spot items that don't belong in the trash, recycling and organic waste collection bins.
  - Container checks are being conducted on collection days, as early as 6 a.m., at residential properties serviced by ESD. Containers are inspected while they are at the curb for collection. Code officers check bins by lifting the lid and taking a scan of what is visible at the top; they do not

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dig through trash or open bags. Officers are also available to provide helpful resources and answer any questions residents might have.

- If code officers find contamination, they leave behind an “oops” tag that provides information about proper waste sorting practices. If food or plastic bags are found in a blue recycling bin, for example, a “Recyclables Only” tag would be placed on the bin’s handle, indicating that the blue bin is for glass, metal, paper, cardboard and rigid plastic.
- Receiving an “oops” tag doesn’t result in immediate penalties but rather indicates that there is a need for improvement.
- ESD is available to help with questions or anyone in need of assistance. Contact them by calling 858-694-7000 or emailing [trash@sandiego.gov](mailto:trash@sandiego.gov).

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

- **Salk Park** ongoing work includes:
  - Oval Park: grading and screening of planning areas
  - Comfort Station: fiberboard cement soffit, electrical finish work, final plumbing installation for toilets/fixtures, toilet accessories, final plumbing installation, graffiti coating/painting interior
  - Rectangular park: grading and screening of planting and turf area
- **Maddox Park**: drinking fountain drains and water supply, installing stone veneer on seatwall
  - Projected timeline for the project is Spring 2026, including the Plant Establishment Period.
- **Mira Mesa Community Park**: There has been progress across the project site, more details and pictures are available on the website. This month’s project team report: [mmphii-construction-progress-report-oct-2025.pdf](#)
- **Leaving your Legacy Event**: Please join us November 20<sup>th</sup> from 9:45 am to 11 am at the Mira Mesa library for a free educational event focused on estate planning and how to draft a will. Refreshments will be provided. This event is in collaboration with AARP and the Community Law Project. No RSVP needed. (Flyer attached)
- Thank you to everyone who attended last month’s e-waste event – we were able to collect over 3,000 lbs!

g. MCAS Miramar

9. Adjourn

Next meeting is Thursday, January 22, 2026