Mira Mesa Community Planning Group Minutes

Date/Time: Monday, September 21, 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~~, Heidi Galan, Jacob Ricketts, Harsh Sangani, Jeff Stevens, Sean Tompkins, ~~Barak Tzori~~, Kevin Yu

Call to Order/Confirm quorum:

1. Modifications to the Agenda
    a. Correction of next meeting date
    b. Move Item 7a to front

2. Adopt Previous Meeting Minutes (Action).
    a. Minutes of June 15, 2026 meeting
        i. Joe Frichtel/Bo Gibbons: motion to approve: passes unanimously.
            1. Discussion regarding focusing on smaller projects/improvements

3. Non-Agenda Public Comments: 3 Minutes per speaker.
    a. Pam Stevens: MMTC bringing back MM Street Fair on October 3, 2026. Mira Mesa Fireworks and parade are returning on July 3, 2027. Donations will be accepted at the Street Fair. Next meeting will be in November.

4. Planning Group Member Comments
    a. Joe Frichtel: MMCPG has a booth at the street fair and talk about the CPG to community members. Mira Mesa Community Park has soft opening 10/1 and ribbon cutting 10/10. Maddox Park dog water fountain done wrong, but how is that so?

5. Reports
    a. Report of the Chair

- Steven Pollock has left OnPoint Development. Heidi Galan, also from OnPoint, would like to replace him on the Planning Group (on agenda tonight).
- Email from Mayor's office on the proposed Affordable Home Development Master Plan. This would build affordable housing on library parking lots and has no mention of replacing the parking lost. Mira Mesa appears to be first on their list. I gave them some negative feedback on the concept.
- Email from Mitz Lee asking for a letter of support for repair and restoration of the Mira Mesa Senior Center shared parking lots.
- I asked our City Planner, Morgen Ruby, about the status of Stone Creek. She said December 17th is the target for an initiation date at planning commission. It has been requested and is pending confirmation."
- Email from Lazy Dog in response to my question about status: Lazy Dog Restaurant states they are pleased to share that they are on schedule to resubmit our full drawing set to the City for their review in the coming weeks. The resubmittal reflects the overall updates presented and reviewed during the Planning Group meeting on March 16th. Over the past several months, our team has been working closely with all project consultants to coordinate, refine, and finalize the design, and subsequent details and incorporate them into the construction documents. Lazy Dog

appreciates your continued engagement and looks forward to advancing the project through the review process to begin construction again next year.

Mail received:

- NORA for Special Event Permit for the Mira Mesa Street Fair October 3, 2026 10 AM to 5 PM.
- NORA for Special Event Permit for Qualcomm Family 5k race September 12, 2026.
- Email from Kristin Camper. MCAS Miramar Commander Colonel Herrmann has been selected as the next Executive Assistant to the Vice Chairman of the Joint Chiefs of Staff. Colonel Charles Dudik will serve as the interim Commanding Officer until the slated MCAS Miramar CO, Colonel Aaron Polanco, arrives this coming summer.
- Notice of hearing within the next 6 weeks (from August 24) for San Diego City Council to overrule the Airport Land Use Commission (ALUC) determination of inconsistency for the allowance of Child Care Centers within the Transition Zone of the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP). The requested overrule of the determination of inconsistency by the ALUC would amend Section 132.1515 of the San Diego Municipal Code to allow for Child Care Centers as a limited use within the Transition Zone of the MCAS Miramar Airport Influence Area, as well as establish a maximum floor area ratio of 0.42 for Child Care Centers.
- Letters from City of San Diego on evaluation of stop sign requests: 1) Polaris Drive and Kirby Court. The intersection met the criteria for the installation of stop signs along Kirby Court facing eastbound and westbound traffic. 2) Odell Road and Calico Street. The intersection met the criteria for the installation of a stop sign along Odell Road facing southbound traffic. In both cases, Transportation Department crews will be installing the stop signs within the next 90 days.
- Notice of manhole rehabilitation in a number of City locations including one in Mira Mesa on Mesa Rim Rd at Mesa Ridge Rd.
- Presentation on new rules for group presentations at City Council meetings. Replaces the old “ceding time” procedure. Participants must still all be present physically or virtually. Requests must be received 24 hours in advance of meeting. Maximum of 15 minutes.
- NORA for As-Needed Tree Maintenance Services for the City of San Diego Parks & Recreation Department.
- Notice of Decision - Development Services Department approved an application for a Coastal Development Permit to adjust the lot line between two parcels that contain an existing medical building, three-story parking garage, and surface parking. Approved by MMCPG in March 2025.

b. Community Planners Committee
    i. No report.

c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee.
    i. Report on fire recovery efforts. Trails west of waterfall are not open. East of waterfall are currently open. South main trail will be reopened soon. Volunteers have been working weekends have been working on clean-up efforts.

6. Old Business
    a. None.

7. New Business
    a. Confirm Heidi Galan as representative for OnPoint Development. (Action)
        i. Jeff/J: Motion to Approve. Passes Unanimously.

8. Elected Officials/Government Agencies
    a. United States Congress – California 51st District Imani Drew for Sara Jacobs
        i. None
    b. California Senate – District 40 Valeria Alondo for Brian Jones
        i. None
    c. California Assembly – District 78 Michael Bravo for Chris Ward
        i. None
    d. San Diego County – Board of Supervisors District 3 Quinton Grounds or Omar Terran-Sosa for Terra Lawson-Remer
        i. None
    e. San Diego – Mayor's Office Michaela Valk for Todd Gloria

Mira Mesa Community Park Phase II
Mira Mesa Community Park Phase II was turned over to the Parks and Recreation Department on September 10, with a commitment to have the project completed by September 30. CPPT Lee's team is working with us and the Communications team to celebrate the opening of the new improvements in early October (more to come and be shared).

Salk Neighborhood Park / Maddox Dog Park
Work at Maddox Dog Park is also nearing completion. The remaining project items include installation of the new water service needed for two drinking fountains at Maddox Dog Park.

During the recent Epicentre Grand Opening, I spoke with Joe Frichtel, who asked whether Maddox Dog Park could open while the water service line remains pending. Joe shared there is support from the Recreation Council for moving forward with the opening rather than waiting for the water service work to be completed.

Based on those conversations, we have asked Parks and Recreation to begin the process of accepting the asset from the contractor so Maddox Dog Park can open while the City continues working through the remaining water service line issue. I'll continue to keep the Planning Group updated as we work toward opening the park.

Affordable Homes Master Plan
Following the recent Affordable Homes Master Plan community open house and survey, City staff are compiling and reviewing the feedback received regarding the potential use of the parking lot adjacent to the Mira Mesa Library. That input, along with additional feasibility considerations, will help inform the City's evaluation and next steps. We'll continue to keep the community updated as that process moves forward.

El Niño Preparedness
As we head into the rainy season, the City is encouraging San Diegans to prepare now for the potential impacts of El Niño and periods of heavy rain.

Residents should understand their flood risk, make an emergency plan, protect their property and sign up for emergency alerts. The City has also launched new preparedness resources, including multilingual materials and information on what to do before, during and after a flood.

For more information and preparedness resources, visit sandiego.gov/elnino. I've also attached the City's El Niño preparedness flyer for you to share with the community.

Sorrento Valley Flood Preparedness & Channel Maintenance
Flood preparedness is particularly important in Sorrento Valley, where portions of the community are located within mapped floodplains. The Stormwater Department recently mailed additional flood preparedness information directly to property owners within the floodplain, including information on flood risk, insurance, emergency alerts and steps to take before and during a flood (I've also included that mailer attached).

Property owners can also check whether their home or business is within a floodplain by entering their address into FEMA's Flood Map Service Center:
FEMA Flood Map Service Center – Check Your Address

The Stormwater Department is also beginning maintenance on seven channel segments in Sorrento Valley. Work will include removing debris and vegetation and completing concrete repairs where needed. The work is expected to take up to eight weeks and is intended to improve hydraulic capacity and reduce flooding risk to nearby businesses and infrastructure.

f. San Diego – City Council District 6 Isabella Kalivas for Kent Lee

PROJECTS

- **Mira Mesa Community Park - Phase II Improvements**
  - The Project has been turned over to Parks & Recreation and has an expected completion date of September 30th, 2026.
  - Staff are currently running through punch-list items to be completed this month. Final inspections are also expected to take place this month.
  - Our office is working with the Mayor's team as well as Parks and Recreation to coordinate the celebratory opening events.
  - Grand Opening/Ribbon Cutting – October 1st, 2026 from 2:00 – 3:00 PM
  - Larger Community Celebration – October 24th, 2026 from 10:00 AM – 2:00 PM (tentative times)

- **Salk & Maddox Park**
  - Oval Park and Rectangular Park: resolution of the sod soil amendment issue pending.
  - Comfort Station: addressing remaining punch list items before completion.
  - Maddox Park: two water drinking fountains have been identified as needing a new water service due to new regulations.
  - Our office has connected with Director of Community Engagement, Michaela

Valk, regarding community requests to open the dog park while the contractor works to fix the water service line. The Mayor's office has instructed Parks & Recreation to accept the dog park as an asset so it can be opened while staff works to address the water service line issue.
    - The estimated completion date for Salk Park continues to be projected for the end of 2026.
- **Miramar Rd. & North City Pure Water Construction**
    - Engineering & Capital Projects have confirmed that pothole repairs began on Sept. 17th, 2026, and will continue throughout this week.
        - 36 potholes patched – Eastbound
        - 19 potholes patched – Westbound
    - Parks and Recreation have also confirmed weed abatement services have been performed along the corridor.
    - Estimated completion for the North City Pure Water project continues to be the end of this year (2026). Plans for permanent repairs of Miramar Rd. will begin once Pure Water construction is wrapped up in the area.

INFORMATION/EVENTS

El Niño Resources

- For more information, visit: https://www.sandiego.gov/elnino.
- Free Sandbags will be available for pick up in each Council District, but do not come pre-filled. The Council District 6 location is Standley Recreation Center, 3585 Governor Drive.
- The City's Stormwater Department is working to clean and maintain stormwater infrastructure in flood-prone areas, including storm channels and storm drains.

RECENT QUESTIONS

Sail shades at MM Community Park – North

- Parks & Recreation, as well as the Mayor's team are aware of the damaged shades from severe weather over the past couple of years.
- Since the passing of the FY 2027 budget, Parks & Recreation have identified a funding source for 4 smaller sail shades. They are still working on identifying funding for the 4 larger shades.
- Waiting on Parks and Recreation to solidify an installation timeline - but should have that information soon.

6615 Flanders Dr.

- Recently received a few inquiries about the property located at 6616 Flanders Dr., on the corner of Mira Mesa Blvd.
- A Building Land Use and Enforcement (BLUE) Case was reopened for this property and assigned to a Zoning Investigator. As a result of his investigation, a violation notice has been drafted and will be issued to the property owner
- Questions and concerns about this specific case can be directed to the assigned Zoning Investigator: Ignacio Parra-Gonzalez.
    - Contact Information: 619-446-5385 or IParraGonzal@sandiego.gov

g. MCAS Miramar
    i. None.

9. Adjourn

Next Meeting: Monday, October 19, 2026