Mira Mesa Community Planning Group Minutes

Date/Time: Monday, October 19, 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. None

2. Adopt Previous Meeting Minutes (Action).
    a. Minutes of September 21, 2026 meeting
        i. Accepted by unanimous consent

3. Non-Agenda Public Comments: 3 Minutes per speaker.
    a. Pam Stevens: upcoming November 7th MMTC meeting regarding scam alerts. Scripps/Mesa fireworks fundraiser at Rubio's on October 24th – 30% of purchase will be donated. Shakespeare's "The Tempest" will be the new book read at the Mira Mesa Library.
    b. Mitz Lee: Mira Mesa Community Dialogue regarding fixing the parking lot at the Mira Mesa Senior Center.

4. Planning Group Member Comments
    a. Philip Linssen: update on San Diego Ice Arena. Property and business are operated by different entities. Daughter operates the business. Asked the city to rezone the four-acre property to residential. Significant investments have been made to the arena. No plans to cease operations.
    b. Joe Frichtel: Thank you to members for participating in the street fair.

5. Reports
    a. Report of the Chair

October 1 – great day for Mira Mesa with the opening of Phase 2 of the Mira Mesa Community Park improvements, including a new pool, skatepark and renovated recreation center. Gave a two-minute talk on the 30+ year history of that project.

October 3 – very hot Mira Mesa Street Fair, but good turnout and people asking questions about Community Planning. Thanks to Heidi Galan, Jacob Ricketts and Joe Frichtel for spending time at the Planning Group table.

Sent letter to the Mayor and City Council requesting repair and repaving of the Mira Mesa Senior Center parking lot.

Added review of the FBA and Community Fund to the agenda. We need to keep an eye on these so community money does not get diverted to other uses.

Mail received:

Project assessment letters for the Longfellow Lusk and Barnes Canyon Rezone. On agenda tonight.

Project issues report and other documents for CUP renewal to continue the operation of an existing Wireless Communication Facility (WCF) located at 8050 Mira Mesa Boulevard. On agenda tonight.

Announcement of the rain tank voucher program. Discounts on rain tanks to gather and store rainwater.

Next meeting:

PRJ-0671396 Sorrento Valley Golf and Entertainment – expansion of driving range on Carroll Canyon Road.

Presentation on the Mira Mesa Fire Safe Council.

b. Community Planners Committee
    i. No report.

c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee.
    i. West trails are now open after drying out after rain.
    ii. Next meeting is November 19th at the Ranch House.

6. Old Business
    a. PRJ-1149985, PRJ-1149986 Longfellow Lusk and Barnes Canyon Rezone – Brandon Maddox. (Action)
        i. Presentation by Brandon Maddox, Peter Fritz, and Ted Shaw. Presentation on file.
        ii. Cate/Tzori: Motion to support. Passes Unanimously (15-0-0, Maddox recused).

7. New Business
    a. PRJ-1158451. US-CA-7AKY CUP Renewal – Robert Ramirez (Action)
        i. Presentation by Robert Ramirez. Presentation on file.
            1. Linsson/Flitner: Motion to support. Passes Unanimously (16-0-0).
    b. Mira Mesa Community Fund and Mira Mesa FBA (Information)
        i. Presentation by Jeff Stevens. Presentation on file.
            1. Barak, Joe, Kevin, Tracee, Jeff, Harsh, and J (Cate to be available for questions) – Subcommittee to review potential projects for funding from both funds.

8. Elected Officials/Government Agencies

    a. United States Congress – California 51st District Imani Drew for Sara Jacobs
    b. California Senate – District 40 Valeria Alondo for Brian Jones
    c. California Assembly – District 78 Michael Bravo for Chris Ward
    d. San Diego County – Board of Supervisors District 3 Quinton Grounds or Omar Terran-Sosa for Terra Lawson-Remer
    e. San Diego – Mayor's Office Michaela Valk for Todd Gloria
    f. San Diego – City Council District 6 Isabella Kalivas for Kent Lee

PROJECTS

- **Maddox Park**

- 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.
- Staff is working on bringing everything up to standard for the dog park to open soon. Once I have a date, I'll be sure to share.
- The estimated completion date for Salk Park continues to be projected for the end of 2026.

INFORMATION/EVENTS

El Niño Resources

- For more information, visit: 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.

Mira Mesa Community Park Celebration

- The park is officially open as of October 1st! We hope that you all have been able to enjoy the amenities thus far, and if you haven't had an opportunity to visit the park yet – please join us at a community celebration on October 24th from 10 a.m. to 1 p.m.
- Free Activities for kids, food vendors, bounce houses/inflatables
- All Wheels Plaza ceremony in the morning at 10:30 a.m.
- Art installation performance at 12:00 p.m. (at playground)

D6 Turkey Distribution

- Location: Challenger Middle School
- Date/Time: 11/23 from 11:30 am – 1:00 pm
- Working on sign-up link and happy to share with you all once it's live.

Community Cleanup in D6

- D6 joining with I Love A Clean San Diego to tackle high litter area before the rains arrive to prevent debris from flowing through storm drains.
- Location: Camino Ruiz Park
  - Meet next to the first gazebo at the entrance to the park
- Friday, October 23 from 9:00 – 11:00 am
- Sign-up link: https://cleansd.samaritan.com/custom/501/opp_details/4437

g. MCAS Miramar

9. Adjourn

Next Meeting: Monday, November 16, 2026

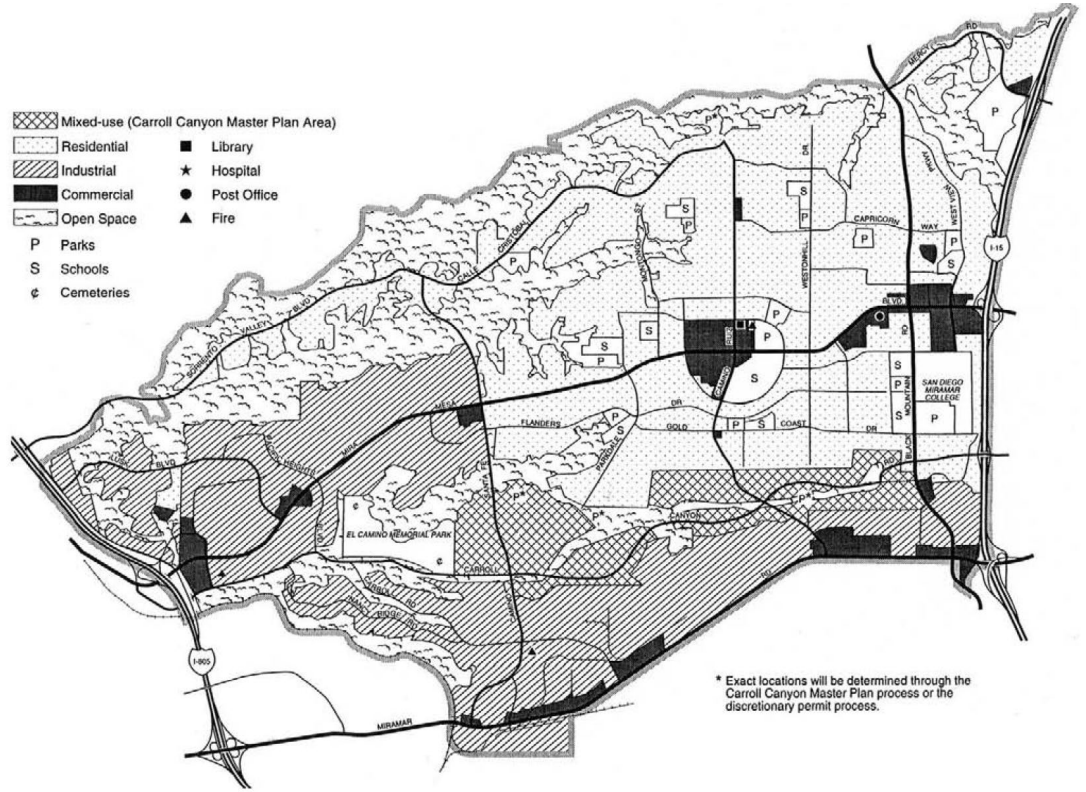
Future meetings: No meeting in December. January and February meetings will be on the Thursday after the third Monday since both Mondays are holidays.

Mira Mesa FBA & Mira Mesa Community Fund

OCTOBER 19, 2026

1992 Mira Mesa Community Plan

- Expanded parkland, added several new neighborhood parks, created new, larger library
- Funded improvements with developer fees through the FBA program
- Created very successful prime industrial area in Sorrento Mesa
- Most of the community has a park and elementary school within walking distance or short drive.
- Commercial facilities are concentrated along Mira Mesa Blvd, a short drive from most residences



Land Use Map

Mira Mesa Community Plan

Mira Mesa Facilities Benefit Assessment Fund

Initiated in the 1980s to build the public facilities identified in the 1992 Mira Mesa Community Plan. Components:

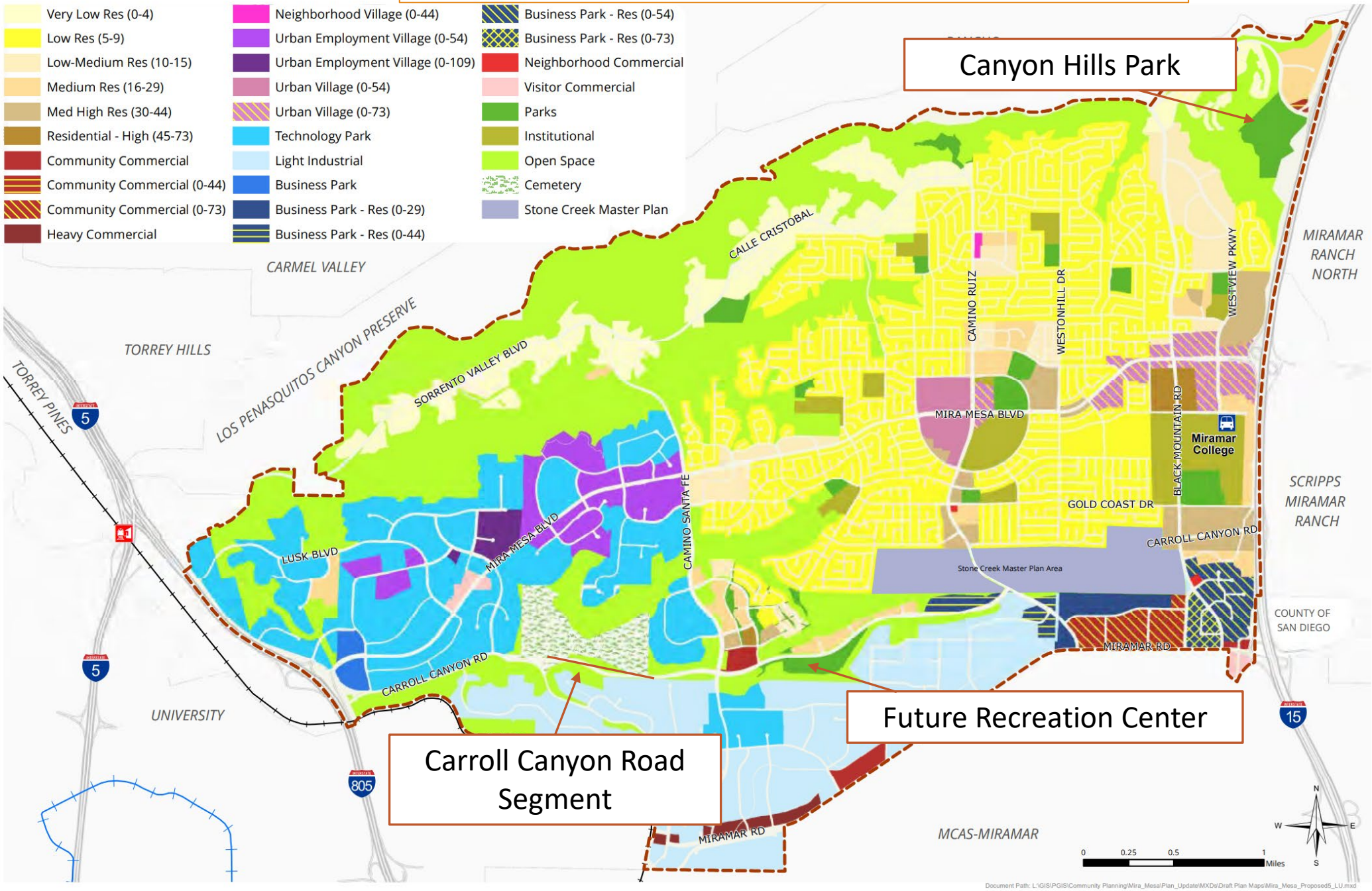
- List all land in the Community Plan available for development (residential, commercial, industrial)
- List all public projects in the Community Plan (Parks, Library, Fire Stations, Some Roads)
- Estimate project costs
- Allocate developer fees sufficient to build all of the projects
- Develop a timeline so that all projects are built over the course of Community development.
  - Include inflation factor and interest on the fund.
  - Gather input from developers to find out when they planned to build their projects

A Planning Group subcommittee worked with the City for over two decades to update projections each year

Terminated in 2022 by the new Parks Master Plan, butremaining money collected still belongs to the Mira Mesa Community. Could be used to fund projects on our CIP priority list. Cost estimates for projects on our priority list have been requested from the City.

Figure 2-2. Planned Land Uses

FBA Projects Not Yet Completed



Mira Mesa Community Fund

$2 Million from the Pardee and Shapell Development Agreement for the Westview and Mesa del Sol Developments

“To be used for public improvements in Mira Mesa as identified by the community.” Not necessarily restricted to projects in the Community Plan.

City Council must approve any expenditures.

A committee of the Mira Mesa Town Council has advised the City on prior expenditures

- Includes representatives from nonprofit organizations in the community, plus the Planning Group and Recreation Council
- Inactive since 2016 when recommendation was made to reserve the money for Epicentre redevelopment, which has now been done by the County

The largest expense was redevelopment of the old Mira Mesa Library into theEpicentre Teen Center. Current balance > $1 million.

City Planning Department
Impact Fee Fiscal Year Summary

MIRA MESA

FUND #400085 - Established 11/10/86

As of June 30, 2026

TOTAL REVENUES (Including Interest): **$191,640,239**

City Project No.	DIF Plan #	Projects Approved by Council	Project Status	Funds Expended	Funds Budgeted
		Total Completed CIP Projects (1986 thru 2009)	Completed	65,373,547	65,373,547
AGE00001		Resource Based Open Space Parks	-	0	150,000
P-21000	T-29	Carroll Canyon Road Planning Study	Completed	295,710	295,710
S-00664	P-70B	Winterwood Lane Comm. Park Dev. -Phase II	Completed	241,840	241,840
S-00677	P-64C	Mira Mesa Community Park - Parking Lot	Completed	944,849	944,849
S-00716	T-56	SR-56 Riparian Wetland Mitigation	Completed	426,116	426,116
S-00841	T-29	Carroll Cyn Rd (Sorr. Valley. Rd. - I-805)	Completed	3,170,255	3,170,255
S-00847	T-47	Mira Mesa Community Transit Center	Completed	692,000	692,000
S-00878	T-56	Mira Sorrento Place (Scranton to Vista Sorr. Pkwy)	Completed	11,421,770	11,421,770
S-01003	P-64B	Mira Mesa Comm Park Phase III (Reimb Agmt)	Completed	4,554,666	4,554,666
S-01004	P-76B	Breen Park Site Development	Completed	3,319,401	3,319,401
S-10086	P-93	Maddox Nbhd Park Playground Upgrades	Completed	544,772	544,772
S-10092	P-93	Walker Nbhd Park Playground Upgrades	Completed	309,970	309,970
S-01097	T-98	Vista Sorrento Parkway Class II Bike Lane	Completed	394,978	394,978
S-00667	P-75B	Mira Mesa CP - Expansion Ph 1	Completed	14,551,249	14,551,249
S-15006	P-100C	Canyon Hills Resource Park Improvements	Completed	537,286	537,286
B-19057	-	Aquarius/Cam.Ruiz TS	-	533,646	547,194
L-160021	P-75B	Mira Mesa CP - Expansion Ph 2-Pool & Skate Plaza	-	44,794,699	48,380,193
S-14007	P-100A	Salk Neighborhood Park & Joint Use Development	-	8,160,992	8,235,329
S-15007	P-100B	Wangenheim Joint Use Facility	-	10,556,718	10,592,207
		Administration *(Fund inception to present)*		6,186,882	6,186,882
			Total Expended/Budgeted	$177,011,345	$180,870,213

FUND BALANCE: **$10,770,026**

Pending Adjustments

Project No.		Anticipated Commitments	Amount
S-14007	P-100A	Salk Neighborhood Park & Joint Use Development	$420,000
B-27028		Mesa Verde NP Dog Off Leash Park	$1,000,000
TBD		FY27 RAS Eligible Proj. Allocation/Expenditure - Required for RTCIP Fee-exempt Development such as 3 Root	$3,400,000
Admin		FY27 Administration	$339,000
		TOTAL PENDING ADJUSTMENTS:	$5,159,000

ADJUSTED FUND BALANCE: **$5,611,026**

Development Impact Fee Plan
Fiscal Year 2016
https://www.sandiego.gov/planning/facilities-planning/plans

City Planning Department
Impact Fee Fiscal Year Summary

MIRA MESA (DIF)

FUND #400858 - Established 7/2014

As of June 30, 2026

TOTAL REVENUES (Including Interest): **$12,813,447**

City Project No.	DIF Plan #	Projects Approved by Council	Project Status	Funds Expended	Funds Budgeted
L-160021	P-75B	Mira Mesa-Pool & Skate Plaza Ph 2	-	6,542,005	6,964,750
S-15007		Wangenheim Joint Use Facility	-	0	343,554
13002211		DIF rebuild Reimbursement	-	3,002	3,002
Admin		Administration *(Fund inception to present)*		136,592	136,592
			Total Expended/Budgeted	$6,681,598	$7,447,898

FUND BALANCE: **$5,365,549**

Pending Adjustments

Project No.	Anticipated Commitments	Amount
-	FY27 Administration	$93,227
	TOTAL PENDING ADJUSTMENTS:	$93,227

ADJUSTED FUND BALANCE: **$5,272,322**

Development Impact Fee Plan
Fiscal Year 2016
https://www.sandiego.gov/planning/facilities-planning/plans

Mira Mesa Community Fund

The Mira Mesa Community Fund was established with the proceeds from the Westview Development agreement, and a settlement agreement with Shapell Industries. Under the Westview Development Agreement, Pardee Construction Co. was obligated to contribute $1,000,000 (plus interest) to be used for construction of public improvements in Mira Mesa. Pardee made two payments in 1995 and 1998, totaling $1,401,412. Shapell Industries, per the terms of its agreement, paid $1,887 per dwelling unit for its Mesa Del Sol development. The total amount received was $600,000. A total of $2,001,412 was deposited into this fund and was to be used for public improvements in Mira Mesa as identified by the community.

On April 14, 2016, the City Council approved Resolution R-310353 approving the closure of the Teen Center and transferring the remaining funds to the Mira Mesa Community Fund 400182.

MIRA MESA COMMUNITY FUND

400182 (10516)

Funds Received per Settlement		$ 2,001,412
Interest Earnings To Date (6/30/16)		530,593
Subtotal		$ 2,532,005
Funded Projects		
Reimbursement Agreement w/Harmonium for Reuse Plans for Old MM Library (CIP 28-493.0)	$ 53,732	
Teen Center Fund Transfer (R-289498)	500,000	
Sandburg NP Tot Lot Improvements (CIP 29-410.0)	98,000	
Mesa Verde NP Tot Lot Improvements (CIP 29-414.0)	47,000	
Mira Mesa Senior Citizen's Parking Lot Expansion (CIP 29-425.0)	311,383	
McAuliffe CP Tot Lot Upgrade (CIP 29-587.0)	36,000	
Mira Mesa CP Sports Field Lighting (CIP 29-593.0)	30,000	
Mesa Viking NP Tot Lot Upgrade (CIP 29-633.0)	59,000	
Redevelopment of Old Mira Mesa Library - Phase I (Teen Center, Police Storefront & RSVP Office) (CIP 37-252.0)	889,179	
Redevelopment of Old Mira Mesa Library - Phase II (Teen Center, Police Storefront & RSVP Office) (CIP 37-252.1)	80,097	
Redevelopment of Old Mira Mesa Library - Phase III (Teen Center, Police Storefront & RSVP Office) (CIP 37-252.2)	26,864	
Total Project Expenditures		(2,131,254)
Transfer from Teen Center Fund 400183		511,187
Fund Balance as of 6/30/16		**$ 911,938**

Mira Mesa Teen Center Fund

On December 2, 1997, under Resolution R-289498, Council established the Mira Mesa Teen Center Fund by transferring $500,000 from the Mira Mesa Community Fund. The interest generated by this fund may be used, if necessary, to cover operational shortfalls for the San Diego Regional Teen Center located in Mira Mesa. An accounting of that fund is also included below.

On April 14, 2016, the City Council approved Resolution R-310353 approving the closure of the Teen Center and transferring the remaining funds to the Mira Mesa Community Fund 400182.

MIRA MESA TEEN CENTER FUND

400183 (105161)

Transfer from Mira Mesa Community Fund	$500,000
Interest Earnings To Date (6/30/16)	308,687
Subtotal	$808,687

Disbursements to San Diego Regional Teen Center

Date	Amount
12/22/99	$53,000
02/19/01	36,000
07/18/02	50,000
08/22/03	29,800
08/23/04	9,200
12/21/05	12,500
03/27/08	50,000
08/03/09	35,000
09/03/10	16,000
03/22/12	6,000

Total Disbursements	(297,500)
Transfer to Mira Mesa Community Fund 400182	(511,187)
Fund Balance as of 6/30/16	**$0**