

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday September 18, 2008

Serra Mesa/Kearny Mesa Library Community Room, 9005 Aero Dr.

CALL TO ORDER: Meeting was called to order at 7:09pm.

9 of 12 board members were present constituting a quorum. 3 more members Showed up shortly after roll call bringing the count to 12.

Roll Call: Executive Board members in attendance were: A. Smith, K. Mock, D. Shockey, D. Wescott, E. Jimerson, B. Ryan, J. Feinberg, B. Savall, M. Marion, T. Wright, J. Ander, R. McDowell

Main Topics:

San Diego River Conservancy, San Diego River Tributary Canyons Project, Jim King:

Focus is on the area around the stadium, along Serra Mesa across to Hillcrest and west. Trails are a large focus of the project. Hoping to make the river base and canyons a link to allow walking between neighborhoods via trails. State may help with funding. SDRC website: <http://sdrc.ca.gov/>

Quarry Falls update, J. Ander: Project was approved by the planning commission but the road connection was denied and is being referred to the city council. Likely date for council to discuss would be mid October. 6 items were forwarded by city staff, one includes the staff recommendation for the road connection. Approved plan included reduction of retail/office space by 25% and committed to doing a wastewater treatment plant, also agreed to not go above 32,000 Average Daily Trips in the project before specific parts of the traffic/road improvements are under way.

Westfield Mission Valley expansion, Johnathan Bradhurst: Westfield has submitted a formal application to initialize a community plan amendment (Mission Valley) and given the proposal to the MVPG. Recently received approval for expansion of the UTC Westfield mall. Currently the site has approximately 100 retail shops (plus a Target, theater and Macy's). New plans would be for ~500,000 sqft of retail, ~450,000 sqft commercial/office and ~250,000 sqft residential space. Design is to the city's updated general plan, especially the "City of villages" concept. MVPG voted 18/2/1 to initiate the community plan amendment. There were questions about traffic impact, water use, etc. Traffic studies and any improvements the city required would happen during the usual processes with city, water requirements have not been computed yet either. There were several comments from the audience and board about the negative impact on traffic that would likely result, improvements or not.

Palladium at Aero, Project #90865: KMPG had heard the updated plan the day before, it was approved with a vote of 7/1/1. Updated plan included: about 412 units, ~5000 sqft commercial. New signal on driveway ~600ft from Sandrock, with parking structure wrapped by building (estimating 763 spaces total including outside parking for commercial). Existing pork chop turn would be removed and a new right turn only lane from Aero to Sandrock built. Access road on south side would be emergency access only, paved with spacing to allow grass growth. Internal mini-parks. Fence to be built along south side to retain privacy for adjacent homes, along with high windows on south face of building on higher floors so residents can't see down into yards. Traffic study estimated ~200ADT increase, less than what Kearny Mesa plan would allow. There were concerns about privacy for adjacent homes, increased traffic, parking issues, etc. There was a question about the location adjacent to Montgomery field, the FAA had already been consulted and approved the height.

T. Wright brought a motion for SMPG to deny the project, reasons given were: Grossly inadequate parking, increased traffic, excessive bulk and scale doesn't fit with the community. Project set backs don't meet city requirements. "SMPG recognizes the need for more affordable workforce housing, however the bulk and scale do not fit with the surrounding community." A. Smith seconded. Vote: (11/1/0) passes, B. Ryan opposed. K. Mock made another motion to re-word the above to "surrounding residential community." T. Wright seconded, Vote(11/1/0) B. Ryan opposed. J. Feinberg then made a motion that SMPG specifically opposes the changes suggested by city staff: 1. Moving the south fence closer to the adjacent housing. 2. Encourage use of the rear setback by increased grass-crete. B. Ryan seconded. Vote (11/0/1) B. Savall abstained. T. Wright then made a motion to authorize J. Feinberg to officially represent SMPG with his comments for the city on the mitigated negative declaration. J. Ander seconded. Vote (12/0/0) passed unanimously.

Misc: D. Wescott - City was going to have a meeting on the river workshop
J. Ander - Military fly over planned for Sep. 22nd for football game. Doug pointed out that Miramar had heard complaints about fly-overs and was giving notice to communities now.

Legislative Aides and Community Planner:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: Donna Frye was scheduled to be at a town hall meeting soon, had a flyer with details.

Brian Shoefisch, Long range planner, 619-236-6153: Wasn't present.

Adjournment: Meeting adjourned at approximately 9:20pm
MTM 2/17/2009