

# Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193  
Minutes of Serra Mesa Planning Group Regular Meeting

**Thursday February 17, 2011**

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

**Call to Order:** The meeting was called to order at 7:00 PM by Doug Wescott (Chair).

**Roll Call:** Doug Wescott (Chair), James Feinberg, Brian Peterson, Dicken Hall, Sam Safino, Mike Marion, Brad Savall, Mark Larsen, Tom Wright, Eric Jimerson, Bob McDowell

Absent:

## **Community Forum / Announcements:**

- 1) Monica Fuentes for Friends of Ruffin Canyon
  - a. 100 Cubberly Elementary School kids planted 100 native plants in Ruffin Canyon by Taft Middle School.
  - b. The next Ruffin Canyon clean up event is March 5th
  - c. Library Canyon cleanup by Rock Church volunteer group March 26th.
  - d. Creek to Bay clean up event April 30
  - e. May 7 is San Diego River Days
- 2) Brian Peterson
  - a. Grantville Action Group will host a forum on affordable housing and redevelopment on March 2, 6:30 PM at the Door of Hope in Birdland.
- 3) Doug Wescott
  - a. Update on the Rancho Serra Mesa Shopping Center is that the court needs to approve the purchase.

## **Legislative Aides Community Planner:**

- 1) Councilmember Zapf's office (Elaine Valdez)
  - a. Co-hosting community cleanup on March 6 at Qualcomm stadium
  - b. Series of community coffees at various locations in Linda Vista and the next one is at Sandwich Emporium
  - c. Hosted the first small business summit and will hold others in March and April
- 2) City Planning representative (not present)
- 3) Congressman Duncan Hunter office rep (not present)

## **Agenda Items:**

*Sandrock Gas Station, Action Item*

Tom Wright made an appeal for the SMPG to pen a letter regarding the Sandrock Gas Station provided that the station owner complies with ALL requirements described in the CUP and providing the owner drop the current permit request to sell alcohol.

The station was built in 1957 and the CUP violations occurred after that time. However, the current owner was fully aware of the violations and that they needed to be fixed when he purchased the property.

**MOTION (after amendments):** "The SMPG is not fundamentally opposed to a business operating on that location; including the current operator, provided that he is fully compliant with the CUP." (T. Wright, E Jimerson Second)

**VOTE: 6-3-1** (B. McDowell abstained as not present for full discussion)

*Open position on the SMPG, action Item*

**MOTION:** move this item to next months agenda (J. Feinberg, D. Wescott second)

**VOTE: 10-0-0**

*Mission Village Condominium Project, former Union 76 Gas Station Mitigation.(Brian Kettman and Gary McCue presenting for TRC and Karl Bewley of ConocoPhillips), Information item.*

This presentation is in regards to the leak at the former gas station at the corner of Gramercy and Ruffin Road. The representatives confirmed that there was a release of gasoline and associated chemicals from underground storage tanks at the site and that the gas and chemicals have made it into the groundwater table. They will continue to perform mitigation and to monitor the groundwater and soil every quarter. The process they follow is dictated by the health department, in conjunction with the state of California.

Feasibility testing and remediation plan:

- in conjunction with the health dept
- design permitting and construction
- clean-up criteria will be set by health dept

Corrective action planning

- Requires a letter to be sent out to neighbors
- currently under an interim plan

Risk assessment:

- is based on a child being a student at the school for 6 years followed by additional exposure for up to 24 years at a rate of 8 hours a day. The exposure from this site must not be considered a risk under that assessment.

How does this impact the ability to develop this site or adjacent properties?:

- This is not an issue with the planned development at the site

-Developer(s) can do as pleases with the site whenever they want

Remediation plan:

- Will not require major renovations
- Permitted through the Air Pollution Control Board
- Best case scenario = 3 years, worst case scenario = 5 years

Criteria for remediation:

- State drinking water standards are < 13 ppb of detectable contaminants
- San Diego has range of standards depending on use of impacted groundwater
- The concentration of contaminants will determine what actions are needed

*Civita (Quarry Falls) Offsite Traffic Mitigation Projects, Mark Radelow with Sudberry Properties, Information Item*

The project in breaking ground for the 306 unit project and the developer will now need to bond \$5 million for traffic mitigation for: Friars Road and 163 interchange, changes at the I-805 and Murray Ridge connector, widening mission center.

Preparing for the second phase of development requires a General Development Plan (GDP) for the park. Plan should be done in 3 months and park built in 18 months. Because of lack of clarity regarding Phyllis Place connection, there will be two designs submitted under one GDP for the park.

*SMPG Elections – set ballot for March meeting elections, James Feinberg, Vice Chair, SMPG*

Six members are up for re-election (D. Wescott, E. Jimerson, B. Peterson, J. Feinberg, D. Hall, B. McDowell) as well as a vacant spot from M. Hendry resignation due to moving outside the community. In addition to the current members, there are two applicants.

*Handicap Space Designation at South end of Ruffin Road, Monica Fuentes, Action Item*

Why can't the current handicap space be relocated?

According to a representative from Councilmember Zapf's office, they will look into what needs to be done and costs involved in relocating the spot.

**Adjournment:** The meeting was adjourned by Doug Wescott at 8:42 PM.  
BMS 03/11/2011