

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday Jan 19, 2006 Taft Library, 9191 Gramercy Dr.

CALL TO ORDER: Cindy Moore, *Chair*, called the meeting to order at 7:01 p.m. 9 members were present at roll call, constituting a quorum of at least 6 from a board membership of 11. There were approximately 25 audience members in attendance.

ROLL CALL: Executive Board members in attendance were: D. Wescott, J. Feinberg, L. Farris, B. Ryan, C. Moore, M. Marion, J. Ander, T. Wells, J. Miller. *Excused:* M. Johnson, M. Reeder.

Approval of Minutes: J. Miller made a motion to accept November 2005 minutes as is, seconded by T. Wells. Vote: (9/0/0), motion passed.

COMMUNITY COMMENTS: An audience member wanted to remind people about the upcoming (Jan 25th) Serra Mesa Community Council meeting where Council member Donna Frye was going to speak.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: Reminded everyone that on the 4th Friday of every month, Donna Frye visits communities and can be met with from 12-2pm at the Rec center. People who wish to meet with her can call her office and make an appointment. On the previous Friday (the 13th) there was a groundbreaking ceremony for the under grounding of utilities in Serra Mesa; Donna Frye and the Mayor were in attendance. While there, speeding problems on Mobley were brought to their attention, city Traffic looked into it but they can't put in speed bumps due to Mobley being an emergency route. Mentioned that Frye was also the only city council member to vote against giving another \$10 million to the auditing committee, she wrote a letter explaining why she voted that way.

Leslie Henegar, City Long Range Planning, 619-235-5208: There are currently a lot of personnel changes at staff, this will likely result in delays with questions and requests in the near future.

Main Topic(s):

Door of Hope proposal: Kipland Howard who works for Allegis development services Inc and is the development manager for the Salvation Army door of hope project spoke on the plan. The project will feature a building mixing 3 and 4 stories of low income housing geared towards families. Approximately 1/3 of the housing will be targeted for those in the <30% of the area's median income, and the remaining 2/3 will be for those in the <50% of the area's median income. Some space will include classrooms and some office space. Projected cost, approximately \$13million. They're currently in the process of obtaining a CUP. There were concerns about the aesthetics of the building, the architects assured that the design wouldn't be bland. Several people asked about the possibility of adding solar panels onto the building, they had been considered and Donna Frye had mentioned how much she'd like to see more solar usage in new buildings. It

was decided to put off taking a vote until the next meeting (and it was mentioned that the project would be first on the agenda) as people wanted time to come up with questions and concerns.

Aero Dr. redevelopment: Randi Coopersmith with Latitude 33 came to give initial ideas for land on the corner of Aero Dr. and Sandrock Rd. Just looking to start a plan initiation with city planning. Land involved is just over 7 acres in size. Likely going to be mixed use to allow people to live and work in the same area, they plan to work closely with people living adjacent to the land in order to alleviate concerns. They had talked to the Kearny Mesa Planning Group the day before and gotten unanimous approval for an initiation of a community plan amendment. There were concerns about the effects of traffic in the community and specifically at the intersection. Their traffic engineer felt that traffic use would actually be reduced, especially during the am and pm peak times. Some audience members were concerned that traffic on nearby Dubonnet and Afton might increase.

SMPG Annual Report: J. Ander made a motion to accept report adding "To examine condition and status of major thoroughfares in the community due to increased usage due to population growth and pursue improvements as appropriate." and minus the goal about the property on the corner of Murray Ridge and Mission Center, an empty lot. T. Wells seconded. Vote (9/0/0), passed. D. Wescott then motioned that we do accept the goal about the empty lot. J. Feinberg seconded. Vote (5/3/0), motion passed.

Sub-Committee/Liason Reports:

Quarry Falls: Marco mentioned he'd done another presentation the previous night for Mission Valley. Introduced Steven Haas who just joined the project, he worked in the planning department in San Jose and with code enforcement. D. Wescott asked about possibly adding a bench in the park dedicated to Don Knoell and his wife. Marco mentioned they'd already been thinking about the same thing, Cindy mentioned that the family was thinking of purchasing such a bench themselves.

Birdland: L. Farris talked about the bus shelter again. More talk, nothing concrete is happening.

Traffic Calming: C. Moore mentioned an article in the Observer with results of the traffic calming survey.

Montgomery Field: J. Ander mentioned that Mike Tussey was the airport manager and is now temporary deputy directory on city airports. There is a new manager at Montgomery Field.

Rountable: D. Wescott mentioned how he likes the plan for the waterfall in Quarry Falls and the plan for an arboretum. M. Marion wondered about specifics regarding the loss of water pressure before Christmas in the Cubberly area. Audience member wanted to motion that the part on top of Quarry Falls be named in Don Knoell's honor.

Adjournment: The meeting was adjourned in honor of Don Knoell at 8:57pm.

MTM 2/7/2006

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday Feb 16, 2006 Taft Library, 9191 Gramercy Dr.

CALL TO ORDER: Cindy Moore, *Chair*, called the meeting to order at 6:59pm. There were 9 members present (1 more arrived later) resulting in a quorum for the group of 11. There were approximately 13 audience members.

ROLL CALL: Executive Board members in attendance were: D. Wescott, J. Feinberg, L. Farris, B. Ryan, C. Moore, M. Marion, J. Ander, M. Johnson, M. Reeder, J. Miller. *Excused:* T. Wells.

Approval of Minutes: J. Miller made a motion to accept the January minutes as submitted, M. Reeder 3rd. Vote (9/0/0) passed.

COMMUNITY COMMENTS: One audience member was interested in any information on the traffic calming on Murray Ridge, however that item wasn't on the agenda and time was going to be tight.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: Not present.

Leslie Henegar, City Long Range Planning, 619-235-5208: Not present.

Main Topic(s):

Door of Hope Project: Kip Howard showed updated drawings of the buildings with the new design incorporating the 4th floor. J. Ander asked if they had incorporated solar, the response was that it's a goal is predicated on budget, will likely be done. L. Farris moved that we approve their plan as shown, J. Miller 2nd. Vote (9/0/0) passed. J. Ander asked that we add into our comments that they put their best effort forward to include solar panels. D. Wescott 2nd. C. Moore said she would add it to the letter instead of us making a motion and sending another specific comment. No vote was taken.

Ronald McDonald House: Robert Lombardi of 4G Development & Consulting, LLC. It had been decided that he planned number of bedrooms (35) wasn't enough (study came up with a need for 63 bedrooms), and they showed an amended proposal comprised of 47 bedrooms in the same footprint. L. Farris raised concerns about traffic flow into and out of the location. B. Ryan mentioned that she would recuse herself due to the involvement of Children's Hospital in the project, however she wanted to point out that Children's Hospital supported the project. D. Wescott wanted to know where the number 63 was from and wondered if the foundation might need to find even more space in the near future. The number came from the foundation's main office studying hospital use numbers, and they probably would look for more space if they could afford to as they currently often pay for hotel

lodgings for families they can't accommodate on site. J. Ander was curious how they were able to get more rooms into the same space, the answer was to shrink down some spaces and give up a small open space that was likely going to be a play area. An audience member wanted if the increased traffic to/from the hospital could be used to justify removing the metering light on the I805 south ramp from Kearny Villa Rd. D. Wescott asked what would happen to the existing Ronald McDonald House, the response was that it might continue. L. Farris made a motion that the planning group approve the project with its new modifications, D. Wescott 2nd. Vote (9/0/1) passed.

Public Utility Easement Vacation at 3288 Greyling: The owners of the shopping center on the corner of Greyling and Sandrock plan to take over the easement and maintenance of 10 feet of the sewer behind the building in order to allow for more usable space, including a walk in refrigerated section of the new store and a grease trap system. J. Feinberg was curious about the parts on the documents/maps we were show that were marked Cingular equipment and asked if it was new; it is not new. D. Wescott wondered if the planned store would be dropped if this easement vacation wasn't allowed, yes it likely would, the request was actually made months ago but it only recently came back from the city. C. Moore asked if they had any plans on improving the alleyway; yes they were going to put in new lights and a concrete enclosure around the trash dumpsters. An audience member asked if the loss of the easement would effect the traffic flow in the alleyway? Answer was no. Others were curious about the grease trap; it would be underground and would not result in any leaks of grease into the alley, nor be the source of any smells. J. Miller made a motion that we approve the request for the easement vacation, J. Feinberg 2nd. Vote (10/0/0) passed.

Condominium Conversion at 8501 Glenhaven St.: Glenn C. Karp with Chandler Property Advisers talked on behalf of the owner (who was also present). [This also included the last agenda item: "Tentative map waiver application to convert 4 units at 8562 Hurlbut"] Complete renovations of the units are planned, much of the tenant notification has already been done, and the owner has opted for the "in lieu fee" for affordable housing. D. Wescott wanted to know numbers of units and values/rents. C. Moore asked if the parking was up to city requirements, which it was, though people expressed opinions that the requirements aren't adequate. C. Moore also wondered about the 4 unit property, how would money be raised to fix problems; that would be up to the homeowners, likely a home owner's association. C. Moore also asked why the properties weren't combined; it was thought about, but might effect later value in selling if that became an option so they decided it wasn't worth the cost to have it done. C. Moore asked if renovations would still be done without the condo conversion ok since the units are fairly old; yes, and some work has already been done or is under way. J. Ander wondered if they had plans to sell the whole property to one owner; no, the waiver is being sought because it makes the property more valuable and the owner just wants the option if the value goes up in the future, and it helps to protect long term rights/values of the property in case the political climate changes. J. Miller asked how the tenant help (financial help in the case of the conversion being done and current tenants being unable to buy) worked. The current requirements are to provide 3 months current rent plus deposits have to be given back. A couple of board members mentioned that they think the "in lieu fee" for affordable housing is too low as most developers pay it rather than provide on-site housing.

Sub-Committee/Liaison Reports:

Quarry Falls: D. Wescott – Saw a new presentation on the plans, connecting road to Phyllis Pl is not in plan.

Qualcomm Stadium: J. Ander – New permanent fire station, only manned during the day thus far.

Birdland: L. Farris - Nothing new other than there are a lot of buildings being built near hospital.. built fast, and they're pretty high.

Traffic Calming: C. Moore – There was no definitive answer from the recent survey.

Sewer Maintenance: D. Wescott – Removing this item from agenda until we need to add it again.

Administrative: C. Moore – Would like to draft a letter to MTS about the lack of a bus on Mission Village. Motion made that we sent a letter and make a presentation at the upcoming March MTS meeting, about the lack of service on Mission Village Dr. 2nd by M. Johnson. Vote (10/0/0)

Health, Education and Correspondence: M. Johnson – New principal at Taft Jr High. City is trying to get nominations of trees to be designated as official city trees; wanted to get our local Jacarandas on the list.

Montgomery Field: J. Ander – Changes are being talked about: increase in helicopter activity and relocating some helicopters. Audience member was curious about life-flight going over his house.. consensus was that medical flights are given more freedoms and that it's a good thing since it helps people.

Planning Groups: - Kearny Mesa – Upcoming meeting on Rock Church, Serra Mesa needs representation there since it effects us more. Also Nextel talking about a new cell tower.

Adjournment: The meeting was adjourned at 8:57pm

MTM 3/10/2006

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday March 16, 2006 Taft Library, 9191 Gramercy Dr.

CALL TO ORDER: Cindy Moore, *Chair*, called the meeting to order at 7:02pm. There were 8 members present (1 more arrived later) resulting in a quorum for the group of 11. There were approximately 13 audience members.

ROLL CALL: Executive Board members in attendance were: D. Wescott, L. Farris, B. Ryan, C. Moore, M. Marion, J. Ander, T. Wells, J. Miller. *Excused:* M. Johnson, M. Reeder.

Approval of Minutes: J. Miller made a motion to accept the January minutes as submitted, B. Ryan 2nd. Vote (8/0/0) passed.

COMMUNITY COMMENTS: An audience member asked if there were any updates on the construction on the corner of Ruffin and Greyling (Mission Village apartments/condos). There were no known updates on construction, but updates on usage of community room, parking issues, the breakdown of how the commercial condo units work was explained, etc.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: City council just approved key dates for the city budget process.

Leslie Henegar, City Long Range Planning, 619-235-5208: Not present.

Main Topic(s):

Election of SMPG Board Members: The rules regarding board elections were explained to all present and ballots were passed out. Each candidate was allowed to speak for a moment, and any audience members that qualified and wanted to run were asked for. Ballots were verified and the results were: Voted back onto the board: Mike Marion, Cindy Moore, Barbara Ryan. New board members: Al Smith, Tom Wright. Martin Reeder ran to keep his position but was not present and could not be voted for this meeting, the position will likely be filled the next month.

Condo Conversion at 8501 Glenhaven and 1 unit on Hurlbut: Continuation of same topic from last month. Glenn Karp had updated color prints of the planned exterior views of the properties. City planning will next require them to show plans for landscaping. Members of the board asked that landscaping prefer native plants. A board member asked if the pictures showing the Hurlbut property was accurately showing updates as currently done, which they were. The owner has asked for a waiver regarding paying for under grounding of utilities. Owner is also opting to pay the in-lieu fee for affordable housing. Several people asked questions about what current tenant are entitled to if/when conversion is undertaken. Audience members brought up lack of parking, several board members agreed. L. Farris made a motion that we approve the 4plex project on Hurlbut, J. Miller 2nd. Vote (8/0/0) passed. L. Farris made a motion that we approve the 50 unit properties on Glenhaven, J. Miller 2nd. Discussion included several people opposed to this conversion due to parking issues as well as concerns that units are too small for condos vs rentals. Vote (4/4/0) motion failed.

Children's Hospital Acute Care Pavilion: Presented by Tim Jacoby from Children's Hospital and Greg Konar with Project Design Consultants. Pavilion will have approximately 154 beds (84 new, rest replacing existing beds). Expected increase in traffic should not trigger requirements for changes according to city standards. Board questions/comments: Placement of glass front, would it reflect sun onto freeway? No, it faces North and there are buildings close to it. L. Farris asked that a small sign to mark entrance to parking vs driveway where doctors park would help as people regularly turn into the wrong one then have to u-turn. Children's people are working on improving signs. Questions about the building qualifying as green. Plans are to be one of the first hospitals to rate as high as possible, plans already qualify as very high. T. Wells made a motion that we

approve the CUP amendment, the planned development permit and the site development permit. L. Farris 2nd. Vote (7/0/1) B. Ryan abstained, motion passes.

Sub-Committee/Liaison Reports:

Qualcomm Stadium: J. Ander – no new info.

Birdland: L. Farris – Buildings seem to be going up like mad in Birdland.

Sewer Maintenance: D. Wescott – Remove from next agenda.

Administrative: J. Ander mentioned the MTS meeting on lack of bus routes on Mission Village Dr. Route 27 was eliminated. Route 25 still up in the air. Loss of 25 would mean Serra Mesa and Linda Vista wouldn't have direct bus routes to the hospital. Several people from Linda Vista and a few from Serra Mesa attended the MTS meeting.

Montgomery Field: J. Ander – Contract negotiations regarding the airport are stalled until the Mayor decides how he wants to handle the city airports and who he wants to be in charge.

Planning Groups: - Kearny Mesa – T. Wells made a motion that we send a letter to Development services asking them to review the cycle issues report for Rock Church. J. Miller 2nd, Vote (8/0/0) passes.

Quarry Falls: Had a meeting in Feb with focus group to talk about park along Phyllis Pl. Will have some future meetings run by parks and rec.

Open Space: D. Wescott – New group brought up canyon lands project, groups like the Sierra Club are behind it.

Roundtable: C. Moore mentioned that we should think about each person taking 1 or 2 of the group's 11 goals for the year and spearhead actions for the goal(s). B. Ryan mentioned that fees assessed for affordable housing don't really seem to be earmarked to be used in the community they were collected from. Could the board look into finding out if it is, or if not, can it be?

Adjournment: The meeting was adjourned at 8:57pm

MTM 3/10/2006

Serra Mesa Planning Group

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Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday April 20, 2006 Taft Library, 9191 Gramercy Dr.

CALL TO ORDER: T. Wells (Vice-Chair) called the meeting to order at 7:05pm. There were 7 members present which constitutes a quorum. Note: 1 more board member arrived a few minutes later as well.

ROLL CALL: Executive Board members in attendance were: D. Wescott, L. Farris, M. Johnson, M. Marion, B. Ryan, T. Wells T. Wright, A. Smith. Excused: J. Feinberg, M. Reeder, C. Moore

Approval of Minutes: C. Moore had sent an amendment to the minutes before the meeting. The amendment would change the motion for approving the Glenhaven condo conversion to include a denial for the requested utility under grounding waiver. B. Ryan made a motion to approve the minutes as amended, L. Farris 2nd. Vote (6/0/2) Passed.

COMMUNITY COMMENTS: No new topics were brought up.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: Not present.

Leslie Henegar, City Long Range Planning, 619-235-5208: Not present.

Main Topic(s):

Board member elections: T. Wells made a motion that we postpone the elections for a month since the 2 people being considered to fill vacant seats were absent. J. Ander 2nd. Vote (8/0/0) passed.

2780 Cardinal Rd. Map Waiver: Current owner of property looking to convert commercial building to commercial condominium. Two current tenants interested in purchasing their respective units if/when conversion completed. Result in change of ownership, building would remain the same. Owner has already been through one plan check with city, moving forward asking for map waiver. City requested 2 changes: 1. Redo the driveway as it's not currently up to code. 2. Re-stripe the lot from angled spaces to perpendicular to curb. No requirements for re-grading or other improvements. Board questions only involved clarifying images, understanding current parking spaces vs requested changes, etc. One member asked if parking would be deeded to units? Most likely a joint agreement would be reached. L. Farris made a motion to approve the plan, A. Smith 2nd, Vote (7/1/0) passed.

Sprint/Yolanda Ave Cell Towers (Jim Kelly, Americantower): Americantower bought the location about 4 years ago from Nextel (Nextel and Sprint merged). Several sites at location, only concerned with the one Sprint/Nextel one. They have plans to change it's looks to blend in with surroundings more: Painting a more tan color to blend in. Planting native shrubs, perhaps plant some trees. Possibly replace current fence. Audience member concerns all seemed to be related to signs about cancer causing products on site; this is related to the Kinder Morgan ownership of land and pipeline running under it. These issues are not related to the cell site in any way. There were some questions about possibly moving the site elsewhere, there are no plans to do this as it's a large undertaking, site covers a lot of valley where freeways meet and corner of Serra Mesa. CUP only requests that they continue as is (with modifications to "hide" site) not to add more to site. There was a question about traffic to/from site, answer was perhaps 1 pickup truck going past per month. M. Johnson made a motion that a sub-committee be formed to take input from the community to set standards and guidelines for the cell company for what people in the community would like to see. 2nd by B. Ryan. Vote (8/0/0) passed unanimously. T. Wright then made a motion that we approve their request for CUP as is, provided that they sub-committee's recommendations are followed,

2nd A. Smith. There were concerns that we don't know community desires yet, and was there a time issue? Mr. Kelly mentioned that yes, they're out of compliance now and need to get the CUP in place. Had Kearny Mesa Planning Group voted yet? Yes, they voted in March however the presentation had implied it was a new Cup, not simply a renewal. Vote (7/1/0) Passed.

Rock Church (Brian Rodgers, Facilities manager): Rock Church gave a presentation for a CUP amendment. Amendment asking to hold more services, to use tables outside, and for traffic control measures. Several people on the board and in the audience voiced concerns over two main issues: 1. The traffic control measures have a large negative impact on traffic, contrary to promise made before the original CUP was granted. 2. The increased services are late and people already complain of noise on the existing days with services. The SMPG Rock Church Subcommittee had the following requests on behalf of the community: 1. Would like to see the premises vacated by 9:45pm any night. 2. Would like to see 2 hours between services to accommodate the traffic flow needed. 3. Thinks that more work is needed on the traffic flow. 4. Notify the homeowners associations next to the site about any special events ahead of time. Other concerns/complaints were brought up; people appear to ignore the no parking signs placed by Rock Church and no enforcement appears to be happening. Why are tables needed outside? Will they continue to use the site for services after their new site is available in 2007? Answer seemed to be that they would, though in lesser numbers and with less attendants.

Sub-Committee/Liaison Reports: No time was available to cover these.

Adjournment: The meeting was adjourned at 9:03 pm

MTM 5/15/2006

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday May 18, 2006 Taft Library, 9191 Gramercy Dr.

CALL TO ORDER: C. Moore (Chair) called the meeting to order at 7:02PM

There were 6 of 10 members present which constitutes a quorum (2 more members arrived later)

ROLL CALL: Executive Board members in attendance were: D. Wescott, M. Marion, B. Ryan, T. Wright, J. Feinberg, C. Moore. Arriving later where A. Smith and J. Ander. Excused: M. Johnson, T. Wells.

Approval of Minutes: T. Wright made a motion to approve the April minutes with the 2 changes submitted by J. Feinberg via email. B. Ryan 2nd, Vote (3/0/3) passes. 3 Abstentions due to not receiving minutes or not having been present in the previous meeting.

COMMUNITY COMMENTS: No new topics were brought up.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: River Day upcoming, info in Frye Lights. May 31st Mayor and Donna Frye would be attending the Serra Mesa Community Council meeting to be held in the Taft auditorium. Talked to Clark Realty about the median strips on Sandrock: they're planning on putting in vegetation with irrigation.

Leslie Henegar, City Long Range Planning, 619-235-5208: Not present.

Main Topic(s):

Shawn Canyon Sewer Redirection Flow Study – Julian Espinoza with the city. Original trunk sewer was built in 1957. Study being done due to council policies requiring maintenance access. Also requirements to move flow out of canyons and environmental areas when possible. 3 alternatives: 1. Leave in place, replacing existing pipes eventually. Cost estimated at \$20million. 2. Total redirection of flow. Would require 8 pumping stations. Cost estimated to be \$36million. 3. Partial redirection of flow. Would require 2 pumping stations. Cost estimated to be \$23.9million. Council policy requires options to be less than 35% greater cost than “Leave in place (option 1)” cost, therefore option 2 is too expensive. Questions came up about how sewage for new Escala condos in Mission Valley was handled. The old line was abandoned and a new one was installed. Had there been any problems/clogs on this line before? There was one in 1997, resulted in overflow and leakage out manholes. Note: This was an informational item, they will return in the future when the choice for the final plan is made and the board will have a chance to review and vote.

Kearny Mesa Community Plan Amendment, rezone at 3630 Afton Rd. - Felix Tinkov, atty at law. Hebrew Day School on location requesting the CP amendment and a CUP. Currently zoned IP2 (light industrial) zone. Kearny Mesa's current plan only allows for short term (5 year) CUPs, requiring school to renew each 5 years for last 13. This CP will end this requirement. First 2 extensions were fine, this one was denied by hearing officer, school had to appeal to planning commission and was unanimously passed, but was asked to go through amendment process. A few questions about the school were asked: How many students? Mr. Tinkov believes 150. Which grades? K-8. Any activities on site other than school during the day? No.

SMPG Officer Election: D. Wescott volunteered to become Chair. J. Feinberg made a motion to nominate him, T. Wright 2nd. Vote (7/0/0) passed. D. Wescott nominated C. Moore for Vice Chair, T. Wright 2nd. Vote (7/0/0). T. Wright nominated M. Marion to continue as secretary, D. Wescott 2nd. Vote (7/0/0). B. Ryan nominated M. Reeder to fill vacant seat, D. Wescott 2nd. Vote (7/0/0).

Serra Mesa Planning Group Goals: Current city guidelines say that use of money has to stick within ½-mile of the project paying the diff fees. C. Moore asked that we verify what the fees are for; for new projects or for projects already done that are now being paid back. Jones elementary turfing doesn't seem to have much support. Angier is already joint use but there's no public access. Several people wanted to know if the funds could be used for the proposed library path/trail. Not sure due to ½-mile limit, but can't hurt to try. The dog park (P3) and Wegeforth joint use (P15) are already done deals. J. Feinberg made a motion that we make the library path the highest priority for funds that aren't already designated, D. Wescott 2nd. Vote (8/0/0).

SMPG Bylaws: We need to amend our bylaws due to a city change to 600-24. Each of us will review and send changes via email to D. Wescott.

Sub-Committee/Liaison Reports:

Quarry Falls: Marco offered to have another shortened presentation for the benefit of those on the board (and audience) who hadn't seen the plans yet. Getting closer to completing the traffic study. Environmental doc will probably go up for review sometime in the fall. C. Moore had a letter from the Mission Valley sub group that did a survey in the valley and got vastly negative responses. Was not an official letter from the MVPG. Came from a sub-committee of the MVCC, which wouldn't even allow a presentation on Quarry Falls to give information to the people involved. Lack of knowledge appeared to be the biggest problem.

Sprint/Yolanda: T. Wright has a draft copy of the sub-com's proposal to the Americantower group.

Public Transportation: MTS sent a reply letter about the bus service on Mission Village Dr.

Roundtable: J. Ander mentioned an upcoming meeting on Rock Church, June 14th at Montgomery Field conference room. Meeting with Kearny Mesa land use committee. Another on June 20th at noon, regular Kearny Mesa Planing Group meeting at National University.

Adjournment: The meeting was adjourned at 9:02 pm in Lowell Farris' honor.

MTM 6/13/2006

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday June 15, 2006 Taft Library, 9191 Gramercy Dr.

CALL TO ORDER: D. Wescott (chair) called the meeting to order at 7:06pm.

There were 11 of 11 members present which constitutes a quorum. Approximately 105 community members were in attendance.

ROLL CALL: Executive Board members in attendance were: D. Wescott, M. Marion, B. Ryan, T. Wright, J. Feinberg, C. Moore, A. Smith. J. Ander, M. Johnson, T. Wells and M. Reeder.

Approval of Minutes: D. Wescott made a motion to accept the May meeting minutes with one small edit, 2nd by J. Feinberg. Vote (10/0/1).

COMMUNITY COMMENTS: No new topics were brought up.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: Wanted to wait for Donna Frye to talk later.

Leslie Henegar, City Long Range Planning, 619-235-5208: Not present.

Main Topic(s):

Afghani Community Islamic Center (ACIC) – Sayed Sadat, Joseph Hayat, Abdul Qayum.

ACIC is a non-profit organization that was founded in 1994. The center is going to be a place for Afghan-Americans and new immigrants to get “moral, religious, cultural and economical support.” The center is open to anyone, regardless of religious affiliation. Volunteers have already cleaned up the site and painted over graffiti on the wall. Issues that were brought up: How many people might attend any function at the site? The current allowed max for the building is 132, though they're very lucky if they ever hit 100. Most days, there will be perhaps 5 people on site. What will be the hours of operation? There will be a few people there to answer phones and take care of administrative details, the public hours during the week will likely be 12-2pm, 1-3pm on Fridays. If there's a special service (funerals, religious holidays), which are usually on weekends, the hours would likely be 2-4pm. Several people wanted to know why they hadn't been informed about something like this until someone passed out marked-up fliers. C. Moore (and Donna Frye and Kristen) explained the 300ft rule as well as let people know how they can keep in touch with the planning group, attend meetings, call Donna's office and subscribe to the Observer.

Some audience members also had questions about things like, noise (from people and cars), wanted specifics on the services they might hold at the site, etc. There were concerns about parking. The site has enough parking for the levels of attendance they expect to have. Most of the issues brought up by the audience members were already covered in the initial talk as well as board questions. Several members of the ACIC (and who live in Serra Mesa) also wanted to say how the center has helped them over the years and how they like to give back to the community through the center as well.

Adjournment: The meeting was adjourned at 8:52pm.

MTM 7/11/2006

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday August 17, 2006 Arc, 9575 Aero Dr.

CALL TO ORDER: D. Wescott (chair) called the meeting to order at 7:00pm.

There were 8 (+1 showed up 15min late) of 11 members present which constitutes a quorum.

ROLL CALL: Executive Board members in attendance were: D. Wescott, M. Marion, B. Ryan, T. Wright, J. Feinberg, C. Moore, A. Smith. J. Ander, M. Johnson, and M. Reeder. T. Wells excused.

Approval of Minutes: T. Wright made a motion to approve minutes for June, A. Smith seconded. Vote (8/0/0).

COMMUNITY COMMENTS: Raphael's Restaurant should be open by 8/29.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: Library opening is currently planned for 10/28. A public opening will be done at the street fair. Meeting with Friends of the Library planned for 8/2.

Leslie Henegar, City Long Range Planning, 619-235-5208: Not present.

Main Topic(s):

General Discussion:

Before the topic on bylaws, there was another general audience discussion opened since the agenda was very light. Audience members asked if the Afghani center was going to be discussed and voted on. The center was not on the agenda and the planning group hadn't received any notification of a requirement to vote and notify the city. Since the center wasn't on the agenda, the group could not legally vote. Most audience members left at this point.

Les Williamson mentioned that the community room in the new library might not be available on Thursdays until 9pm so the planning group might want to consider changing the meeting day and/or time. He suggested 6:30 to 8:30 on Wednesdays. There was also talk that perhaps we can get a custodian or perhaps the group can have a set of keys.

George DeLaBarrge asked if anyone knew about the construction occurring in the parking lot across from St. Columba. Noone was sure, someone was going to look into it.

Doug Beckham from the Linda Vista civic association brought up the Mesa College plan to build a new parking structure on the end of Mesa College Rd, in the canyon including using part of the parkland next to the site. LV planning group voted unanimously to oppose. Clairemont's planning group is for it; they're on the other side of the campus and have many cars parking there. Planned to go back before the city planning commission again August 21st.

Discussion on Update of Serra Mesa Planning Group (SMPG) bylaws:

The group bylaws need to be updated to meet new city requirements. After a few minutes of going over a few of the proposed changes, B. Ryan made a motion to go over the bylaw changes in a sub-committee instead of during a meeting. T. Wright seconded. Vote (9/0/0). D. Wescott volunteered to be on the subcommittee as did J. Feinberg.

Discussion on SMPG goals:

Marco gave some information on Quarry Falls. Some traffic studies will have to be done due to increased growth in the area such as the new navy housing. J. Ander asked about the Murray Canyon apartments. Apparently the projects has been abandoned for the time being. There were questions about the traffic calming meetings we had, the surveys had very mixed results. T. Wright made a motion to reform a traffic subcommittee for Murray Ridge. C. Moore seconded. Vote (9/0/0). T. Wright and A. Smith volunteered to be on the subcommittee.

It was asked what should be done with the existing library site. Kristen Camper-Wozniak said it would be up to the community. Some suggestions included housing for seniors, conversion to commercial. T. Wright made a motion that SMPG address the future use of the old library site as the street fair, C. Moore seconded. Vote (9/0/0).

The group went over other points on the list of goals from the previous year. The goal of reestablishing the natural corridor between Ruffin Canyon and the San Diego river, especially Qualcomm Stadium. J. Feinberg made a motion that we amend the goal to include the phrase "when progress is made on plans for the Qualcomm Stadium site." T. Wright seconded, Vote (9/0/0). Monitoring fire/rescue for Serra Mesa: T. Wright volunteered to stay in contact with the fire department for the group. Improvements on property at Mission Center Rd and Murray Ridge: D. Wescott has been working on contacting the owner. Park and Rec needs, facilities, etc: C. Moore and D. Wescott both volunteered to work on this point. Mass transit needs for the community: C. Moore had some info on the one route that was removed. Children's hospital would love to have a stop in front of their building, but the transit authority says the buses can't turn around there. C. Moore had a meeting with Sharp Hospital regarding the bus shelter, which seems to be moving forward. Native plants/trees: M. Johnson made a motion that SMPG fill in a nomination for the city's "conserve a tree" program regarding Jacaranda trees and to include the pine trees on Mission Center. Seconded by A. Smith. Vote (9/0/0). Pursuing the passive from Ruffin Canyon to Escala, D. Wescott is working on this.

George DeLaBarrge had a meeting planned the upcoming Saturday below the rec center to see the site and where the trail to the library would/could go.

C. Moore mentioned that during the meeting with Sharp, a commemorative plaque for Lowell Farris was brought up. She made a motion that SMPG supports the plaque. J. Feinberg seconded. Vote (9/0/0). C. Moore and D. Wescott mentioned that information from the city indicated that the property SMPG approved condo conversions on several months ago on Hurlbut has been appealed. Someone else mentioned that apparently someone is appealing almost all the conversions recently done or pending.

Adjournment: The meeting was adjourned at 8:58pm.

MTM 7/11/2006

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday August 17, 2006 Arc, 9575 Aero Dr.

CALL TO ORDER: D. Wescott (chair) called the meeting to order at 7:00pm.

There were 8 (+1 showed up 15min late) of 11 members present which constitutes a quorum.

ROLL CALL: Executive Board members in attendance were: D. Wescott, M. Marion, J. Feinberg, C. Moore, A. Smith, J. Ander, M. Johnson, and T. Wells. Excused: B. Ryan

Approval of Minutes: Delayed approval of minutes until the end of the meeting, J. Ander made a motion that we approve the minutes with the amendment of taking out the mention of “small opening for library at the street fair.” Motion 2nd by A. Smith. Vote (8/0/0).

COMMUNITY COMMENTS: Monica Fuentes wanted to invite people to the next Friends of Ruffin Canyon meeting.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: Encouraged people to join the Friends of the Library because all money raised by the group goes specifically to the Serra Mesa Library.

Leslie Henegar, City Long Range Planning, 619-235-5208: Nothing.

Main Topic(s):

Quarry Falls Presentation. Marco Sessa, VP of Development, Sudberry Properties:

Property is currently owned by the Grant family. Plans include affordable housing on site (~500 units) in the mid to high density housing areas. An example of similar high density housing is the Promenade where the trolley stop is near Hazard Center. High density housing might go as high as 7 or 8 stories max. Total units planned, ~4,780. Breakdown: ~2400 high density, ~2200 medium density, ~120 low density. Parking will either be underneath or behind the housing. A public charter school is planned for about 790 students.

Cabrillo Palisades Condo Conversion, Vernon Franck, Land Surveyor:

Initial presentation to SMPG. City is requiring the owners to do some upgrade work on the area including undergrounding of utilities, fixing streets, fixing or adding ramps at intersections and upgrading sidewalks where needed. Parking for the area meets city requirements. It was asked if the project might become a gated community. There are no plans for this, the owner of this project doesn't own all of the land in the area.

Recommendations to City Planning Commission on housing for draft general plan:

The city's general plan must be updated every 20 years, while the housing component must be updated every 5 years by state requirements. Someone mentioned that it's been said single family housing can't keep up with the growth requirements, and that increasingly such housing is only available to upper income levels anyway. Also, lands set aside for parks, nationally protected land, etc are a large constraint to where housing can be built. The biggest concerns of the SMPG board members were that the draft plan seems to be providing housing for everyone

that wants to live here rather than considering the quality of life factor and that perhaps we can't just allow everyone that wants to live here do so.

General discussions:

Community fair update: More volunteers are needed for the SMPG booth. Fair is Sep 9th.

San Diego Airport issue: Going to be an advisory issue to vote on in upcoming ballot about this issue. There was discussion on what should SMPG do. It was decided to hold a later meeting, with SMCC help, to get as much information into the hands of the people as possible.

Fiesta Island: A. Smith mentioned the meeting from the previous night about the island. Many people showed up, there was a walking tour of the island.

Adjournment: The meeting was adjourned at 9:01pm.

MTM 7/11/2006

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday September 21, 2006 Taft Middle School Library, 9191 Gramercy Dr.

CALL TO ORDER: D. Wescott (chair) called the meeting to order at 7:00pm.

There were 7 (+2 showed up after roll and vote for approval of previous minutes) of 11 members present which constitutes a quorum.

ROLL CALL: Executive Board members in attendance were: D. Wescott, M. Marion, J. Feinberg, C. Moore, A. Smith, J. Ander, M. Johnson, B. Ryan and T. Wright. Not present: T. Wells and M. Reeder.

Approval of Minutes: A. Smith asked that "proposals" be added to the end of his mention of the Fiesta Island meeting. A. Smith made a motion to accept the minutes with amendment, M. Johnson 2nd. Vote (5/0/2).

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: Library opening delayed until December 2nd. Part of the delay was due to a problem with the delivery of furniture.

Leslie Henegar, City Long Range Planning, 619-235-5208: Nothing.

Main Topic(s):

Airport Observation Areas for Public Access at City of San Diego Airports, Gerald Blank:

Plans to build an area at each airfield: Montgomery and Brown, that are for public use to observe air operations, help teach people and children about aviation and possible jobs in the field, etc. Funded entirely by donations. Photos of an existing

site at the Van Nuys airfield were used as an example of what would likely be built. Might include an RM rebroadcast of radio communications to and from the tower for people to listen to, would be very low power. It was asked how maintenance would be handled and who'd be responsible, the city would be and they haven't figured out what the annual costs would be yet. M. Johnson made a motion that SMPG sends a letter to our city council members indicating that we support the plan. C. Moore 2nd, Vote (9/0/0).

Bill Anderson, New Director of Planning and Community Investment, City of San Diego:

Mr. Anderson wanted to meet personally with each of the planning groups. Serra Mesa Native, went to Jones elementary until his family moved. Mentioned some goals for the year including: Updating the General Plan, then update community plans. Also wants to institute requirements to update community plans at regular intervals (10-12 years) and also to have adjacent communities work together on said updates. He discussed issues like affordable housing, financing public facilities, state requirements effecting city plans, etc.

Committee Reports:

Quarry Falls (J. Feinberg): Nothing new.

Qualcomm Stadium (J. Ander): Nothing new.

Birdand (?): Need rep.

Hye Park (?): Need rep.

Traffic Calming (T. Wright): Wanted to make sure we get input from people along Murray Ridge since calming is mostly focused there right now. J. Ander noted having seen some traffic survey people working on Murray Ridge and Mission Center, no one knew who it was or who it was for.

Rock Church (C. Moore): Attended a penalty hearing for the church (out of compliance with CUP), 4 people from Serra Mesa community were there. Levied a fine of \$55,000 for being out of compliance from July 8 – Aug 31 (55 days), however, the city only asked for \$5,000 now and will review in 45 days to see how they've worked to resolve the use violations. Sending a message to fix things or the church will have to pay the additional \$50,000.

Health, Ed, and Rec (M. Johnson): Nothing

Montgomery Field (J. Ander): New building going up in Spectrum is over the height limit for the airport, city didn't consider position near airport when builders were getting permits. Flight patterns will likely have to be changed.

Adjournment: The meeting was adjourned at 8:55pm.

MTM 10/10/2006

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday October 19, 2006 Taft Middle School Library, 9191 Gramercy Dr.

CALL TO ORDER: D. Wescott (chair) called the meeting to order at 7:00pm.

There were 7 (+2 showed up after roll and vote for approval of previous minutes) of 11 members present which constitutes a quorum.

ROLL CALL: Executive Board members in attendance were: D. Wescott, M. Marion, J. Feinberg, C. Moore, A. Smith, J. Ander, M. Johnson, B. Ryan and T. Wright, T. Wells. Not present: M. Reeder. Note, several people showed up a little late, accounting for appearance of short votes.

Approval of Minutes: M. Johnson made a motion to accept the September Minutes. T. Wright seconded. Vote: (6/0/0) passed.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: Contacted the City attorney about getting access to the canyon for the library trail. There were rumors of a person wanting to move their house back on their lot using canyon lands, there are no permits related to this with the city and not sure where the rumors are coming from. Does know the owner is thinking of moving the house back on property but they're not sure if it's even possible due to where property stops and canyon space begins.

Leslie Henegar, City Long Range Planning, 619-235-5208: Nothing.

Main Topic(s):

Cabrillo Medical map waiver for commercial condos, Larry Dutton: Building is already under construction, simply want to change to commercial condos in order to sell suites vs. leasing space. Some of the process with the city is already done. No changes to the building itself are planned. Concerns raised about parking, the building has approximately 110 spaces as required. The building could have signs on it, dependent on the tenants. There would be a maximum of 32 condo units in their proposal. C. Moore made a motion to approve the conversion, T. Wright seconded. Vote (8/0/1) passed.

Rock Church Presentation, Alan Haney & Paul Montgomery: Presentation was to discuss what new uses TRC wants on site, and what concessions they would agree to as suggested by SMPG and the Rock Church sub-committee of SMPG dependent on SMGP supporting TRC's desired CUP amendment with city. Current CUP for existing space use is good through 2009, but planning to move services to Point Loma site when it's finished (planned Aug 2007). Majority of time was spent on issues regarding parking and traffic. C. Moore made a motion to accept the agreement with TRC (SMPG has further documentation on this). J. Ander seconded motion. Vote (10/0/0), motion passed.

Cabrillo Palisades Condo Conversion, Vernon Franck: SMPG heard the information previously, inclusion this meeting was to take action. 368 units in triangle near Mesa College, 163 and I-805. Primarily 2 bedroom units, some 3. Site has undergone extensive rehabilitation improvements, conversion would require more improvements. The project might require undergrounding of utilities but they don't have that information yet. Several people living in the area brought up concerns about parking as well as what they saw as the units not having been

improved. People also concerned that the owner is planning to convert to condos as soon as approved, vs Mr. Franck (a land surveyor who is a representative for the owners) saying that they do not have plans to convert anytime soon according to what he's been told. Larger complaint by people was the lack of notice about the project being discussed at SMPG. C. Moore made a motion that we table the item for a month to give time for notice to be given to people living in the area. Seconded by T. Wright. Vote (10/0/0), passed.

Adjournment: The meeting was adjourned by D. Wescott at 8:59pm.

MTM 11/15/2006

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday October 25, 2006 Taft Middle School Auditorium, 9191 Gramercy Dr.

CALL TO ORDER: D. Wescott (chair) called the meeting to order.

There were 7 of 11 members present which constitutes a quorum.

R OLL CALL : Executive Board members in attendance were: D. Wescott, M. Marion, J. Feinberg, C. Moore, A. Smith, M. Johnson, and T. Wright. Not present: M. Reeder, B. Ryan, J. Ander, and T. Wells.

Main Topic(s):

MCAS Miramar Airport Proposal (Proposition A): There was no discussion in SMPG meeting as the presentation to SMCC included discussion. T. Wright made a motion for SMPG to not support the proposition as written. A. Smith seconded.

Vote (7/0/0) passed unanimously.

Vote to add Kevin Mock to the SMPG board: T. Wright made a motion to accept K. Mock as a member of the SMPG board to fill the seat left vacant by L. Farris. C. Moore seconded. Vote (7/0/0) passed unanimously.

Adjournment: The meeting was adjourned by D. Wescott at 8:59pm.

MTM 12/7/2006

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday November 16, 2006 Taft Middle School Library, 9191 Gramercy Dr.

CALL TO ORDER: D. Wescott (chair) called the meeting to order at 7:02pm.

There were 9 out of 12 board members present which constitutes a quorum.

Approximately 17 people were in the audience. D. Wescott welcomed new member K. Mock to his first meeting.

R OLL CALL : Executive Board members in attendance were: D. Wescott, M. Marion, J. Feinberg, C. Moore, A. Smith, K. Mock, M. Johnson, B. Ryan and T. Wright. Excused: J. Ander and T. Wells. Not present: M. Reeder.

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: Wanted to remind people about the December 2nd grand opening of the new Serra Mesa library scheduled for 10:00am.

Main Topic(s):

Rock Church, CUP Amendment items vs. Ancillary Agreement items, Pat Montgomery and Cliff Williams: TRC and SMPG reviewed the language of the agreed-upon issues and the city's wording on their report to make sure we agree. For each issue where the proposed CUP language provided by the city didn't seem to cover the agreement between TRC and SMPG, suggested revisions or additions were agreed on. C. Moore made a motion to send a letter to the hearing officer that The Rock Church and SMPG agree on the CUP amendment conditions and that we have some suggested amendments to the city's language. T. Wright seconded. Vote (9/0/0) passes unanimously.

Cabrillo Palisades Condominium Conversion, Vernon Franck: Working to get a tentative map condo conversion from the city. Much of the data in the presentation was given to SMPG previously, however the item was tabled in October to allow for better notification for residents. SMPG had asked for parking information, if the project were built today, current requirements would be for 734 parking spaces, there are currently 366 spaces. Measurements estimated 268 more parking spaces on the street. D. Wescott had a copy of a letter from the city on the project which Mr. Franck hadn't received yet. V. Franck helped to explain what the letter said and what things the city still required the owners to do. Residents from the area were concerned about the lack of previous notification. Properties in question are made up of 2 and 3 bedroom units. There are 3 other complexes in the same area (approximately 178 units) which share the street parking. Hospital parking spillover also occurs during the day. There is already a request pending with the city to require permits to park in the neighborhood, others also suggested possibly gating the community. Residents of nearby complexes and housing had concerns about the parking, current state of the units, management company, etc. If the conversion were approved, the owners have permission to convert immediately, and this lasts for 3 years with a 2 year extension. However the owners do not have plans to convert right away, they would likely reach a decision perhaps in the March time frame.

A. Smith made a motion that SMPG not approve the conversion plan, T. Wright seconded. Vote (6/3/0) motion passed. Reason given for not approving the plan was that the Serra Mesa community plan requires a balance between single family, multi family, and affordable housing and that the recent rash of condo conversions has upset this balance.

Misc: C. Moore quickly mentioned that she received the city response for The Rock Church's negative declaration. T. Wright made a motion that C. Moore represent SMPG on comments to the city on the negative declaration, J. Feinberg seconded. Vote (8/1/0). D. Wescott mentioned that he opposed this item since it was related to TRC who had already left, and it wasn't brought up while they were in attendance.

Adjournment: The meeting was adjourned by D. Wescott at 9:07pm.
MTM 12/7/2006

No meeting in December, 2006