

Serra Mesa Planning Group

Post Office Box 23315 San Diego, CA 92193

Minutes of Serra Mesa Planning Group Regular Meeting.

Thursday September 20, 2007

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

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

11 out of 12 board members were present, constituting a quorum. There were approximately 13 members present in the audience.

ROLL CALL: Executive Board members in attendance were: D. Wescott, J. Feinberg, M. Marion, C. Moore, B. Ryan, A. Smith, R. McDowell, T. Wright, J. Ander, E. Jimerson and D. Shockey Absent were: K. Mock

LEGISLATIVE AIDES AND COMMUNITY PLANNER:

Kristen Camper-Wozniak, District 6 / Council Office, 619-533-6460: No specific issues.

Max Stalheim, Long range planner, 619-236-6153: Not present.

Main Topic(s):

MWWD Presentation on the Pt. Loma site possibly being converted to include secondary treatment. Tim Bertch: Mr. Bertch is the directory of the Pt. Loma wastewater treatment plant. The presentation is to explain the secondary treatment option. The site currently has a waiver to expel treated water into the ocean without secondary treatment due to a grandfathered clause. The waiver is up for renewal (renewal must be in the mail by December) and the plan is to see if the city should go ahead with secondary treatment and not pursue the waiver. If the waiver is not renewed, it cannot be applied for later. Estimated cost of upgrades: \$1.5Billion plus an increase of \$40 million a year in operating and maintenance costs. The estimated costs to households is \$27.25 per month (the general rule they estimated is current wastewater bill x 1.67). The site is currently a net energy exporter (there is an onsite co-generation plant), with the secondary treatment addition, it would become a top 20 energy user in the city. The change in the outflow of water would be approximately 2700 tons a year, detection of secondary levels of waste around the pipe would shrink from 30 feet to zero, detection levels near zero would shrink from current 100 feet to about 80 feet. Not renewing the waiver without plans to install secondary treatment could result in a lawsuit from the EPA if the plant continues to expel wastewater at current levels after waiver expires.

Kaleo Church, possibly moving into current TRC location, Pastor David Fairchild: Church is planning to sublet part of the space that TRC (The Rock Church) is currently leasing and wanted to speak with representatives of the community first. Pastor Fairchild wanted to make it clear that they are a small church with no aspirations of becoming a mega-church, they would prefer to open new sites around the city. They're looking to use approximately 11 thousand square feet, the building is 44 thousand square feet. He felt they were covered under the TRC CUP since they are subletting and not taking over the lease, however a couple of board members pointed out wording in the CUP specifying that church services could only take place in the space designated the sanctuary, which is not the space

they are slated to sublet. The church plans only one service, on Sunday, no mid-week services. There might be periodic small gatherings, no services, no activities that generate noise. Questions were raised about the current parking issues and how they'll fare: they currently use 63 spaces but estimated 80 spaces as their highest need. There are 600+ spaces on site available for use. D. Wescott asked the average age of the parishioners which was estimated to be in the 30's or higher. Due to the concern raised about the CUP wording, Paster Fairchild wanted to know who he might need to talk to at the city (people suggested he talk to the same person he'd already talked to at the city) and also if anyone knew any other possible sites in Serra Mesa that might work for them. A few ideas were mentioned, like the old Guild site on the corner of Ruffin Rd. and Mission Village Dr.

Development Impact Fees and Strategic Funding Discussion and Update: The board reviewed the projects and the community's priorities. K. Camper-Wozniak was asked what the next step would be after we decide what to do with the money. The ideas would be taken to Donna Frye's office and then the internal city processes would happen. D. Wescott thought that the \$4.4 million from the Aero Ct. development will probably cover projects P15, P8 and P3. R. McDowell thought that there should be a dog park on the site of the Rec Center. D. Wescott had a question about adding projects and/or priorities to the community plan during the update process. C. Moore remembers that the priorities are separate while the actual project list had to be approved by the city council as part of the plan. J. Feinberg asked what the intended purpose of DIF fees are, since developers already do improvements. K. Camper-Wozniak said they're for public facilities and that older neighborhoods often suffer in this regard due to having less development projects on average. There was some discussion about improvements in Birdland. B. Ryan mentioned a plan that at least Children's has with the city that would require improvements depending on stages, which are based on hospital size (based on bed count). She mentioned that stage 3 would trigger several improvements, including the Genesee/Starling intersection, but mentioned they currently have no plans to reach stage 3.

Approval of Minutes:

- D. Wescott made a motion to approve the July minutes, with the changes to the discussion of the bylaws. T. Wright seconded. Vote (11/0/0) passed unanimously.
- C. Moore made a motion to approve the June minutes. T. Wright seconded. Vote (11/0/0) passed unanimously.
- T. Wright made a motion to approve the May minutes. R. McDowell seconded. Vote (11/0/0) passed unanimously.
- A. Smith made a motion to approve the amended April minutes (the stop sign issue was previously forgotten). E. Jimerson seconded. Vote (11/0/0) passed unanimously.

Committees/Misc: A neighbor near the Afghan Community Islamic Center site appealed the city decision. The appeal is scheduled to be heard on October 18th by the Planning Commission. C. Moore mentioned that the hearing officer denied the request for the median strip being left alone as we requested and gave them a 5 year CUP instead of the 3 year SMPG requested. The hearing officer can possibly overturn the median strip decision. D. Wescott asked if there was a chance to change the CUP to a 3 year one at the appeal, C. Moore thinks that's probably not

likely. J. Feinberg made a motion that SMPG authorize C. Moore to speak on behalf of the board at the hearing on Oct. 18th, especially regarding our desire for the median to not be filled in, and for the CUP to be only 3 years in length instead of 5. A. Smith seconded. Vote (11/0/0) passed unanimously.

Adjournment: The meeting was adjourned by D. Wescott at 9:00pm.

MTM 9/24/007