

Justification for Withdrawal of Serra Mesa Community Plan Amendment

On October 21, 2008, the City Council (R-304297) directed staff to analyze the following issues in relation to the proposed street connection from Quarry Falls to Serra Mesa at Phyllis Place:

Issue	Community Response
“1. Whether police & fire response times would be improved with the road connection.”	<p>Quarry Falls VTM specifies emergency access road from Kaplan Drive in Serra Mesa to Via Alta in Quarry Falls and allows pedestrian and bicycle circulation at that point.</p> <p>The slope for Kaplan Drive emergency access is 3.6% while Phyllis Place road connection is at least 8.6%.</p> <p>Difference in response time between already approved connection at Kaplan Drive and proposed connection at Phyllis Place is negligible.</p> <p>City-certified EIR indicates already acceptable response times for Quarry Falls. The road connection will not improve response times for Serra Mesa.</p>
“2. Whether the road connection could serve as emergency evacuation route .”	Emergency access at Kaplan Drive will serve as evacuation route.
“3. Whether it is feasible to make the road available for emergency access only .”	Only at substantial City expense . Developer agreed to <u>either</u> pay for improvements to Mission Center Road (if no street connection) <u>or</u> pay for road connection, not both.
“4. Whether pedestrian and bicycle access would be improved by the street connection.”	Access would worsen . A planned pedestrian and bicycle path would be replaced by a four-lane road through the middle of a 6 acre park.

Additional Community Comments

Safety

- Placing a road through the middle of a park creates a safety issue for park users
- Phyllis Place has a blind curve
- I-805 northbound on-ramp at Murray Ridge Road is dangerous because of sharp, blind curve and meter at the bottom of the steep on-ramp; no plans for improvements
- I-805 southbound on-ramp at Murray Ridge Road is dangerous because drivers crossing lanes to access I-805 encounter drivers crossing lanes on I-805 to access I-8

Budgetary

- **\$500,000 from general fund** for additional studies: fiscally irresponsible in this time of browned out Fire Stations and reduced Police and Lifeguard staffing, and while asking for tax increase. Withdrawing the CPA would allow these dollars to be returned to the General Fund.
- When the new studies indicate additional mitigation is needed that the developer didn't agree to, who pays? The City would be obligated. The community is the one that will suffer without mitigation.

Reasons cited by proponents (Mission Valley Planning Group and City Staff) for street connection

Reasons	Community Response
Cited in Mission Valley Community Plan?	MVCP contradictory - P.55 of plan states: <i>Streets serving new development should be connected to the road network, and not to major streets serving residential areas on the mesa</i> . Street connection not included in Mission Valley Facilities Financing Plan.
Would improve traffic flow?	EIR traffic analysis shows that the street connection would not improve overall flow of traffic in City; roads in Serra Mesa and Quarry Falls will be significantly negatively affected by connection. Connection discourages use of mass transit.