

VA Facility CUP

Project No: 607632

Response from Serra Mesa For Planning Commission Hearing

Requests:

1. Revise Condition #37 of CUP and the respective MMRP, removing the line that states “The northbound approach shall be restriped to provide two dedicated left-turn lanes and a shared thru/right-turn lane.”

Or, alternatively, continue the hearing and postpone the decision to allow for further investigation of alternatives and consultation with Serra Mesa.

2. Address possible discrepancy in CUP regarding access from Sandrock Road, a residential street, through existing office parking lot to VA project.
3. Address drainage issue at Aero/Sandrock corner.

Serra Mesa Community Council

January 31, 2019

Communication – Timeline

Date	Contacted	Item	Reply
Aug 1, 2018	Project manager	Status of plan for VA CUP? SMPG is interested in hearing any projects that will have an impact on Serra Mesa. Asking if anyone could speak to SMPG or if they could email me as update I could read at the meeting.	None
Aug 16, 2018		VA Facility CUP on SMPG Agenda	Declined Invitation; No Presenter
Oct 17, 2018	Representative, Protea*	SMPG representative requesting site plan distributed at KMPG meeting.	None
Nov 12, 2018	Project Manager	Would anyone from the city or the project be able to speak to this issue and update the Serra Mesa Community? The VA CUP continues to be a hot issue on our agenda and the community is requesting more information.	Not available, PM's do not attend PG meetings. CC'd Long Range Planner.
Nov 12, 2018	Cc'd Long range planner from the Planning Department	Would anyone from the city or the project be able to speak to this issue and update the Serra Mesa Community? The VA CUP continues to be a hot issue on our agenda and the community is requesting more information.	None
Nov 15, 2018	Project manager	Asking for information	None
Nov 15, 2018		VA Facility CUP on SMPG Agenda	None
Dec 11, 2018	Representative, Protea *	To give Serra Mesa the same presentation given to Kearny Mesa or at least a PowerPoint to distribute for January's meeting.	VA will continue focus on the KMPG, the official body for this project.
Dec 19, 2018	KMPG Chair	Kearny Mesa Planning Group, There's been a tradition that developers of projects located along the Aero Drive border of the Kearny Mesa planning area make a presentation to the Serra Mesa Planning Group. SMPG request that VA request input from SMPG. Thank you for your consideration, Bryce Niceswanger, SMPG Chair	Read at KMPG meeting, KMPG voted to recommend approval of VA project; "Details on project remain limited at this time." (December 19, 2018 KMPG minutes)
Dec 19, 2018	Representative, Protea*	Requested to speak with SMPG regarding VA project.	Declined Invitation; No Presenter
Dec 19, 2018		MND posted	
Jan 8, 2019		MND comments due	

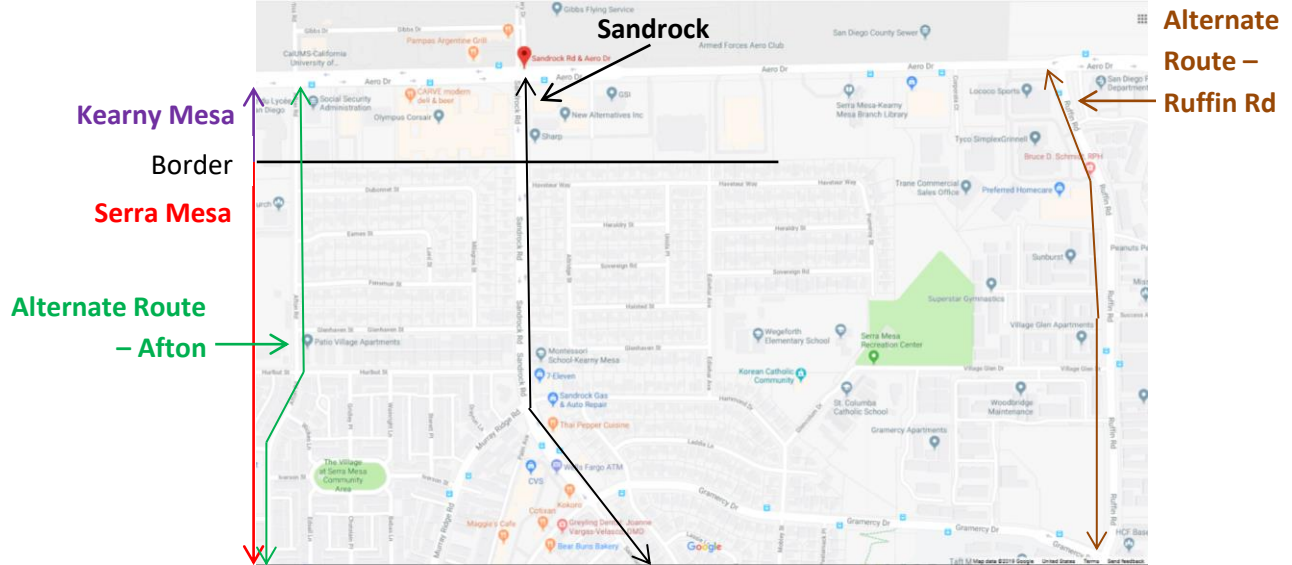
*Protea Aero Drive LLC

Continue the hearing and postpone decision to allow for further investigation of alternatives and consultation with Serra Mesa or revise Condition #37 and respective mitigation in MMRP to remove the following line:

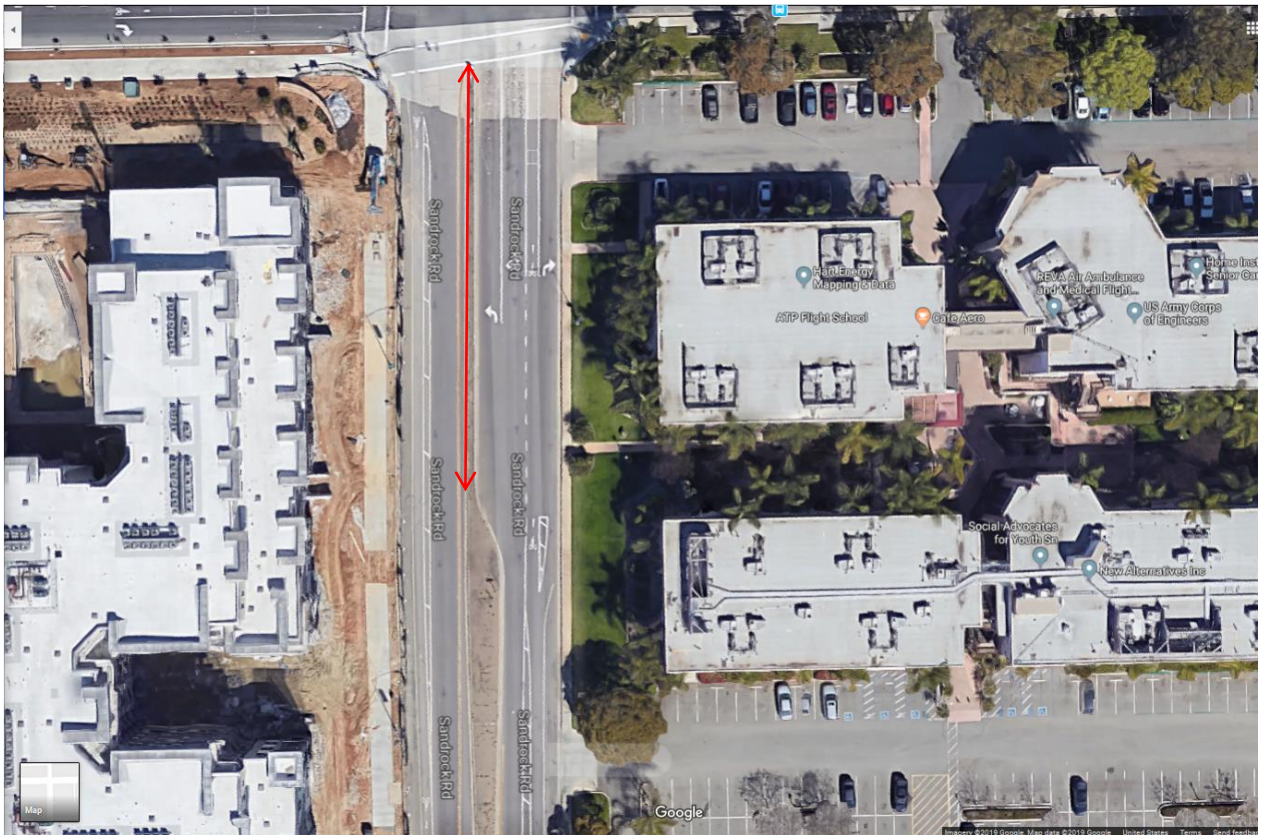
37. ... The northbound approach shall be restriped to provide two dedicated left-turn lanes and a shared thru/right-turn lane. (Staff Report, p. 6 of Attachment 5)

Serra Mesa Map

Majority of Sandrock Rd is located in Serra Mesa



Sandrock Road – One lane except for approximately 120ft with 3 lanes; maybe allow queuing of 6 vehicles

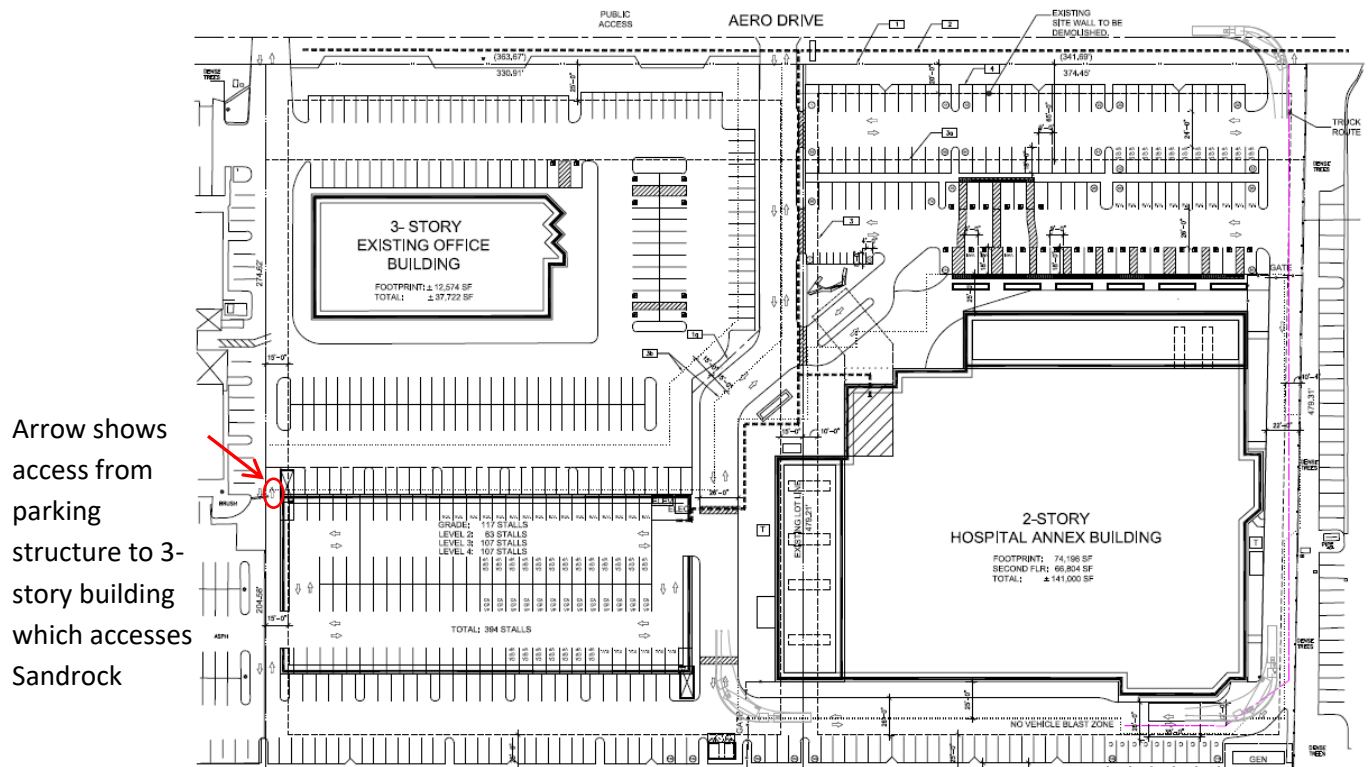


Access from Residential Street

“Pursuant to LDC §141.0413(d), access to the site shall be as direct as possible from freeways, primary arterials, and major streets and shall avoid residential streets. The proposed project conforms to this provision as access is entirely from Aero Drive and the project site cannot be accessed from residential streets. The Interstate 15, State Route 163, and Interstate 805 freeways all have either direct or nearby connections to access Aero Drive.” (Staff Report, p. 3 of Attachment 4 – Conditional Use Permit)



Adapted from Aerial Photograph in Staff Report



Adapted from Site Plan in Staff Report

Drainage at southwest corner of Aero/Sandrock intersection

"I had a chance to catch up with our Civil Engineer regarding the potential accumulation of water after heavy rains in the right of way near our project. Standing water after rain events in Kearny Mesa/Serra Mesa along Aero Drive has been a challenge for decades. Major portions of Aero Drive are flatter than most standard roads in San Diego today (less than 1%). In addition there is not ample storm drain infrastructure to convey storm water below ground. While the redevelopment at Broadstone Kearny Mesa is unfortunately within this area of substandard infrastructure, we implemented progressive earthen water quality/landscape areas to actually reduce their storm water run-off from the previous commercial buildings." (January 2015, Developer of Broadstone project)

*Broadstone
Entrance,
located at
southwest
corner of
Aero/
Sandrock*

Sept 2015



*Aero/
Sandrock
intersection*

Sept 2015



Publicized History of Drainage Issue – During the 2016 El Nino Aero/Sandrock was listed as 1 of 30 flooded road and intersections in the City in a CBS posting, <http://www.cbs8.com/story/30909099/heavy-rain-strong-wind-causes-road-closures-across-san-diego> and as 1 of 24 areas to avoid by KUSI, <https://www.kusi.com/more-rain-on-the-way-after-record-day-pounds-county/>.