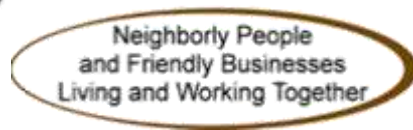


SERRA MESA OBSERVER

PUBLISHED BY THE SERRA MESA COMMUNITY COUNCIL

VOLUME 39 ISSUE 3 JULY-AUGUST 2025



You are invited to participate in the next:

Serra Mesa Community Council General Meeting

Tuesday, Sept 23, 2025 at 6:30 p.m.

*Serra Mesa - Kearny Mesa Library
Community Room
9005 Aero Drive*

www.serramesa.org



Presentations
regarding
Metropolitan
Transit System
(MTS) and
Accessory
Dwelling Units
at the
Serra Mesa
Community
Council meeting
on May 27.

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Articles, Ideas, & Upcoming Events
are welcome.

Editor reserves right to edit articles.

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P.O. Box 23315
San Diego, CA, 92193
<http://www.serramesa.org>
communitycouncil@serramesa.org

Please Note: SMCC discontinued phone service due to cost and minimal usage.

CALENDAR OF COMING EVENTS**Location Serra Mesa-Kearny Mesa Library**

July 1 6pm	Friends of Serra Mesa-Kearny Mesa Library Email serramesalibraryfriends@gmail.com for the log in information for online meeting
July 17 7pm	Serra Mesa Planning Group Community Room
Aug 21 7pm	Serra Mesa Planning Group Community Room

**Supportive Housing
In Birdland**

In May County Supervisors, as a partner with San Diego City and the San Diego Housing Commission, approved \$12.4 million in conditional funding for an 82-unit proposed supportive housing project at 7798 Starling Dr. More information [HERE](#).

Watch for an announcement this fall from the Serra Mesa Planning Group about a presentation on this project from the San Diego Housing Commission.

IMPORTANT PHONE NUMBERS

Abandoned Vehicles & Police Non-Emergency	(619) 531-2000
Airport Noise - Montgomery Airfield	(858) 573-1436
Animal Control-Incorporated S.D.	(619) 299-7012
Bus & Trolley Schedules	(619) 233-3004
Canyon Cleanup	(619) 533-4411
Child Abuse Hotline	(858) 560-2191
City Clerk - Docket Information	(619) 533-4000
Crime - General Business	(619) 531-2000
Crime Stoppers	(619) 235-8477
Dead Animal Removal	(858) 694-7000
Emergency Information - Earthquake	(858) 565-3490
Fallen Trees-Urgent	(619) 527-7500
Fire Department - Non-emergency	(619) 533-4300
Flies & Vermin	(858) 694-2888
Graffiti	(619) 527-7500
Hazardous Chemicals & Waste	(858) 694-7000
Health Violations	(619) 338-2222
Litter - City Owned/Private Property	(858) 694-7000
Meals On Wheels	(619) 260-6110
Neighborhood Code Compliance (Barking Dogs, Code Violations, Noise, Safety)	(619) 236-5500
Police Department - Eastern Division	(858) 495-7900
Post Office	(800) 275-8777
Poison Control Center	(800) 222-1222
Rape /Domestic Violence Hotline	(858) 272-1767
RSVP (Retired Seniors Volunteer Patrol)	(858) 495-7990
SDG&E Emergencies	(800) 411-7343
Senior Citizen Services	(619) 236-6905
Serra Mesa Library	(858) 573-1396
Serra Mesa Recreation Center	(858) 573-1408
Sidewalk Repair	(619) 527-7500
Stolen Property/Bicycles - To Report	(619) 531-2000
Storm Drain Misuse	(619) 235-1000
Street Repair - Faded signs, pavement	(619) 527-7500
Traffic Signal Maintenance	(619) 527-8650
Water Emergencies - City & Private	(619) 515-3525
Weeds	(619) 533-4444
Zoning/Permits - Questions &Violations	(619) 446-5000

Serra Mesa Community Council

Officers

Joseph Konieczka, *President*
 Jon Cima, *Vice President*
 Andrea Eaton, *Treasurer/Community Events*
 Cindy McIntyre, *Secretary*

Board Members

Carl Demas, *Advisor*
 Alexia Longley, *Audio-Visual*
 Carmen Ojeda, *Community Involvement*
 Judi Mitchell, *SDSU Mission Valley*
 Sandra Stahl, *Chief Environmental Officer*
 Sam Yoeuth, *Friends of the Library*
 Jon Cima, *SMRC/SMPPAG*
 Cindy Moore, *Observer Editor & SMPG*

Appointed Positions

Geralyn White, *Neighborhood Awareness*
 Colin Dowling, *Webmaster*

Key Serra Mesa Volunteers

Chris Rosemond, *SMPG President*
 Monica Fuentes, *Friends of Ruffin Canyon*
 Kristine Webb, *Serra Mesa Food Pantry*
 Karl Doering, *SM Community Garden & Orchard*
 Preston Chipps, *Serra Mesa Village*

Serra Mesa Community Groups

Serra Mesa Community Council,
communitycouncil@serramesa.org
 Serra Mesa Planning Group, smpg@serramesa.org

ELECTED OFFICIALS

Board of Education Shana Hazan	(619) 725-8000
City Councilmember Raul Campillo	(619) 236-6677
Mayor Todd Gloria	(619) 236-6330
County Supervisor Joel Anderson	(619) 531-5522
County Supervisor Monica Montgomery Steppe	
<i>Birdland & Phyllis Pl Area</i>	(619) 531-5544
State Assembly Member Chris Ward	(619) 239-7801
State Senator Toni G. Atkins	(619) 645-3133
Governor Gavin Newsom	(619) 525-4641
U.S. Representative Sara Jacobs	(619) 280-5353
U.S. Senator Adam Schiff	(415) 393-0707
U.S. Senator Alex Padilla	(619) 239-3884



President's Column

Dear Members of the Serra Mesa Community,

I hope everyone is enjoying their summer! We've got a stellar issue of the Observer this month. It's been a busy few weeks in the City and in Serra Mesa. City Budget, Trash Fees, ADUs, construction and road repairs... Lots of things happening in the community and we do our best to cover it all here in our newsletter.

Serra Mesa Block Party: Come mingle with your neighbors as the 5th annual Serra Mesa Block Party returns on July 12th at 1pm. It was a great event last year and I'm looking

forward to catching up with folks in the community and checking out the great car show!

The Trash Collection fees will be implemented on July 1st. Citizens of the City filled the halls of the City Council back in June to oppose this fee. Although our Councilmember, Raul Campillo, voted against this fee, he was in the minority of the votes and the fee will be in our property taxes going forward. The original fee of between \$23 to \$29 per month has increased substantially since the vote last year.

City Budget: After much debate and back and forth between City Council and the Mayor, The City Budget has been finalized and will go into effect July 1st. Read more about that [here](#).

ADUs: Members of the City of San Diego came out in force again June 16th at the City Council meeting to have their voices heard about reforming the ADU policies. Our Councilmember was one of the votes supporting the amendment to make restrictions on the ADU in our City. The Council will vote to approve the amendments made back in June on July 1st. You may write comments about these amendments (Agenda Item 50) [here](#). Judi Mitchell, board member of our council, has written an excellent article this month with all the details, please read on further for that article.

Our next General Meeting is Tuesday, September 23rd at 6pm at the Serra Mesa/Kearny Mesa Library. Hope to see you! Please tell all of your friends and neighbors to sign up to receive notices about the newsletter and community events and to come to our next meeting. Sign up at <https://www.serramesa.org/>. I feel that our local and City governments may be starting to listen to the people a bit more than in years past... but only with your continued involved and voice.

Thank you!

Joe Konieczka

President

Serra Mesa Community Council

[Website](#) | [Observer Newsletter](#) | [Serra Mesa on X](#) | [Serra Mesa on Youtube](#)

Serra Mesa Planning Group News

Meetings: The Serra Mesa Planning Group (SMPG) is officially recognized by the City and makes recommendations on land use issues to the City. SMPG meets the third Thursday of the month, 7pm, at the Serra Mesa-Kearny Mesa Library, 9005 Aero Drive, and via online meetings. To receive notices about meetings, which would include a link for the online meeting, sign up at <http://www.serramesa.org/>. Next meetings: July 17 and August 21. To contact us, email smpg@serramesa.org. Agendas and minutes are at <https://www.serramesa.org/smpg/smpg-documents/>.

Elections: SMPG's bylaws allow fifteen Board members. Anyone who is at least 18 years old, affiliated with the community as a property owner, resident of Serra Mesa, or a local Serra Mesa businessperson. The City provides training. See <https://www.sandiego.gov/planning/community/resources>.

Current SMPG board members are Jeff Berkwits, Debra Burns, Kira Finkenberg, Rick Gonzales, Wayne Harris, Joe Ippolito, Sharon Kramer, Carey Longley, Cindy Moore, Chris Rosemond (Chair). There are 5 openings.



**Serra Mesa
Big Block
Party**

CAR SHOW
LIVE BANDS
FREE HOT DOGS
FREE HAMBURGERS
FREE BEER
VENDORS
ART SHOW
& MORE

July 12th
1 PM - 7 PM
Greyling Drive
Between Gowdy & Pollard
serramesabigblockparty.com

The image shows a band performing on a stage under a blue canopy. A woman in a white off-the-shoulder top and blue jeans is singing into a microphone. A man in a patterned shirt is playing a guitar. A sign on the stage reads "LOVE IS A ROSE".

CAR SHOW

Serra Mesa Big Block Party



SATURDAY JULY 12 ♦ 1:00 PM

FREE HOT DOGS - FREE HAMBURGERS - FREE BEER GARDEN - LIVE MUSIC - LOCAL VENDORS

GREYLING DR

Between Gowdy & Polland

ADU Development Restrictions Coming

In April, neighborhood leaders throughout San Diego were lobbying City officials to roll back the Bonus ADU Program. This controversial incentive allows a property owner who builds an ADU (Accessory Dwelling Unit) for low or medium income tenants to then build a Bonus ADU and charge market rate rent.

During that time, the Community Planners Committee worked hard to develop a plan to create limitations on this bonus incentive. The CPC is a coalition of neighborhood Planning Groups.

On May 15, as requested by the Planning Commission, the City Planning Department presented its recommendations for ADU regulation changes to the City's Land Use and Housing Committee. This group includes 4 of the 9 City Council members. There was frustration that community Planning Groups were not involved in this process.

In response, residents of our community stepped up to the plate and let their voices be heard providing input on desired changes. Hundreds of neighbors spoke during this six hour long meeting. It was appreciated that time was allowed for every individual who wished to speak to be heard.

The Committee voted for incorporating some changes to the Planning Department's proposal, and then sending it to Council members for consideration at their June 16 meeting. At that meeting, hundreds of individuals were also allowed to speak. Many showed support for the originally-intended ADA program, and all agreed San Diego is in need of affordable housing. But, the majority of those who voiced their opinions expressed major concern over the unlimited expansion of the ADA units being built. Developers are purchasing homes for sale, depriving families with dreams of buying their first home, and, in many cases, building apartment sized structures in neighborhood yards. This is allowable because currently the number of ADU units that can be built is unlimited.

While those in attendance hoped for more strict regulation changes, steps in the right direction certainly were taken. The Council voted 5-4 to cap the number of ADUs on single-family lots to six. Maximum of 4 ADUs allowed on 8,000 sf lots (applicable to many Serra Mesa lots). Developers will also now be required to pay infrastructure fees, and parking spaces will be required for ADUs that are not within one mile of public transit. They will also now have to be further from property lines, and can be built no higher than two stories. They will not be allowed to be built in cul-de-sacs nor in areas at high fire risk.

Thanks to Councilman Raul Campillo during this process for his support of our Serra Mesa community, listening to our concerns over the out of control situation ADU building has become, and taking steps to reign in this problem. He also expressed gratitude for the efforts of our Planning Groups, and their extensive knowledge of regulations regarding land development and use.

Judi Mitchell, Board Member
Serra Mesa Community Council=

Editor's Note: See article in this edition describing details of the revisions.

ADU Revisions

The City Council voted on June 16 to revise the Accessory Dwelling Unit (ADU) regulations. These changes, copied/adapted from Neighbors for a Better San Diego's [website](#), include:

ADUs will be capped at 6 ADUs/JADUs on single-family lots - No more unlimited Bonus ADUs in the Sustainable Development Area (SDA).

- *Maximum of 4 ADUs/JADUs allowed on SF lots up to 8,000 sf.*
- *Maximum of 5 ADUs/JADUs allowed on SF lots 8,001 to 10,000 sf.*
- *Maximum of 6 ADUs/JADUs allowed on SF lots 10,001 sf or greater.*
- *The square feet of building development space (FAR) allowed on any single-family lot will be limited:*
 - *As if the lot is no more than 8,000 sf.*
 - *Environmentally sensitive lands and steep slopes will be excluded from developable lot size.*
- *RS-1-1, 1-2, 1-3, 1-4, 1-8, 1-9, 1-10, and 1-11 Zones will be ineligible for the Bonus ADU Program except on residential land in High and Highest [CTCAC Opportunity Zones](#).*
- *The [Sustainable Development Area](#) definition will be clarified to require continuous sidewalks to transit.*

Lots in High and Very High Fire Hazard Severity Zones that are on cul-de-sacs or roads with a single point of ingress/egress will be ineligible for the Bonus ADU Program.

4-foot side and rear yard setbacks will be required for all ADUs (not just ADUs over 16 feet) in high fire hazard zones. Zero-foot setbacks will remain for ADUs 16 feet tall or shorter outside of high fire hazard zones.

Bonus ADUs outside the Transit Priority Area (TPA) will require one on-site parking place per ADU. The TPA includes future transit stops.

ADUs under 750 sf will pay for infrastructure through a Community Enhancement Fee. *Fees will be waived for low and very-low-income deed-restricted units in High and Highest CTCAC Opportunity Zones.*

Detached ADUs will be limited to 2 stories or less.

ADUs could be sold as condominiums under AB 1033, except on parcels where there are:

- *Rent-restricted ADUs*
- *ADUs that have received financing or other assistance from the San Diego Housing Commission*

There will be increased penalties for non-compliance with deed-restricted rents.

All Bonus ADUs will be required to have fire sprinklers.

Editor's Note: A second reading of the ADU ordinance will occur on July 1 after publication of the Observer. Generally permits considered complete (approved and fees paid) are allowed to proceed under previous rules. Further clarification should become available in the future.

This article reprinted from SDUSD flyer with some formatting changes.



Major Improvements Begin at Cubberley Elementary School

Pardon Our Dust!

Serra Mesa neighbors, the time has come for Cubberley Elementary School's campus transformation!

Construction is starting on a Whole Site Modernization project that will upgrade existing classroom buildings, revamp the multi-purpose room, renovate student support spaces, bring a new student garden and shade canopies, reconfigure the student drop-off and pickup area, add new Kinder and TK play areas, and improve the food services area. Upper and lower grade play structure replacements, landscape upgrades, and security enhancements are included in the project.

Funding is made available through local bond funds, approved by voters to improve San Diego Unified schools.



Construction Begins!



- A new student services and administration building will be constructed along Marathon Drive. Secure perimeter fencing will be added to direct visitors to the new main campus entryway.
- Renovations to the multi-purpose room include a new stage, improved lighting, a modern AV system, and renovated finishes. A new lunch line and wash/prep areas will be constructed in the food services facility.
- All play areas will be upgraded with shade canopies, and hard courts will be repaved and striped for games.
- Our construction contractors will do their best to limit noise, dust, odors and disruptions associated with this project. We thank you for your patience and understanding.

For more project information, scan the QR code, or email sdusdfacilitiesinfo@sandi.net.



Spring '25 - Winter '25

Mobilization,
Kinder Classroom Renovations,
Hardscape Replacement, & New
UTK/Kinder Playground Installation



Early '26 - Summer '26

Upper Grade Classroom Renovations,
Hardscape Replacement,
Landscaping Improvements, & New
Upper Grade Playground Installation



Summer '26 - Winter '26

New Student Services
Construction, MPR Renovations,
Parking Lot Upgrades,
Demobilization

Located in the Mission Village neighborhood of Serra Mesa, Cubberley Elementary School has served the community for 66 years. A TK-5th Grade Leader in Me school, Cubberley puts the 7 Habits into practice to build leadership, responsibility, and teamwork, and offers innovation, creativity, and design. Cubberley offers an exploratory music course for 5th-grade students, hands-on art classes, a running club, Visual and Performing Arts, STEAM learning, and more! With enrichment programs in Chess Club, Tennis, and Heartlight Dance, students also continue learning after the school day. **Go Cubberley!**

Excerpt from article at

[Which San Diego Neighborhoods Give You the Best Long-Term Property Value for 30+ Years? - LaJolla.com](#)

Which San Diego Neighborhoods Give You the Best Long-Term Property Value for 30+ Years?

San Diego isn't just about sunshine and surf—it's about staying power. If you're looking to buy property now with plans to hold it for the next 30 years or more, the stakes are different. You're not flipping, and you're not chasing short-term spikes. You're playing the long game. That means looking for neighborhoods that offer both value today and real promise over time. Not just pretty views, but real, grounded reasons to believe your investment will appreciate in a steady, meaningful way.



For those of us living in La Jolla—or anywhere with a front-row seat to the ups and downs of the housing market—it's tempting to assume that beachfront zip codes are always the smartest bet. But the real opportunities? They're often hiding in plain sight, a few blocks inland or a few exits down the freeway. Here's where to keep your eye if you're buying property now and planning to hang onto it until your grandkids are adults.

Serra Mesa

Serra Mesa rarely makes headlines, and that's exactly what makes it appealing. It's that middle sibling of San Diego neighborhoods—unflashy, consistent, and quietly growing. The location hits just right: nestled between the chaos of Mission Valley and the calm of Tierrasanta. You're close enough to all the city's commercial corridors, but just far enough to feel like you're in a true neighborhood.

What makes Serra Mesa particularly smart for a 30-year hold is its access. The roads don't bottleneck. Commutes stay reasonable, and as the job centers continue to expand in Kearny Mesa and the newer biotech corridors, this neighborhood will stay well positioned without becoming overdeveloped. Most homes are still single-family, post-war builds with decent yards. There's a solid rental market too, driven by hospital staff, graduate students, and government workers who don't want downtown rent but still want to be close. In 30 years, you won't recognize it—and that's a good thing. Its growth isn't about flash. It's about function. And that's the kind of change that sticks.

San Diego State University Mission Valley Campus Update

Construction on the new SDSU Mission Valley Campus will begin in July. Plans include housing in a “University Village Setting” with 18 buildings containing 4,600 residential units and 10 percent affordable housing on site.

There will be 95,000 sq ft of “neighborhood serving” retail space containing shops and business services.

A 400 room hotel including conference space is planned and expected to be particularly useful for graduates and undergrads of SDSU’s Hospitality and Tourism School.

There will be 1.6 million sq ft of academic and research innovation space affording technology transfer between companies and SDSU grads and postgrads. Subject areas will include Biotech, Life Science, Technology, Defense, and Hospitality and Tourism.

It is believed that over time, the new Mission Valley campus could allow the University to enroll 15,000 additional students. No public funds are being used for the new campus, and there will be no increase in tuition to students because of it.

Also for info, just approved is the construction of a bridge over the river at Fenton Parkway which will help alleviate traffic congestion in the Valley. Work will begin in 2026.

To stay informed on traffic mitigation efforts during construction in the area, and to follow new developments on the creation of the new campus, sign up for the newsletter at [**missionvalley.sdsu.edu/newsletter-sign-up**](https://missionvalley.sdsu.edu/newsletter-sign-up).

You can also stay informed about what’s going on at Snapdragon Stadium by signing on to this website: [**snapdragonstadium.com**](https://snapdragonstadium.com). Click on the upper right/hand corner menu, then choose Newsletter Signup. You can then request to be informed of events such as games, concerts, or flyovers expected during these activities in our neighborhood. You can also further request to receive details on the events themselves should you wish to attend.

MTS Conducting Survey

The Metropolitan Transit System (MTS) will soon be inviting community residents to voice their opinions on future transit services. MTS manages the operations running our City’s public transportation system including buses and trolleys.

Brent Boyer, Director of Planning and Scheduling for MTS, spoke at our May 27 Serra Mesa Community Council general public meeting regarding the upcoming project. Residents will randomly be invited to voice their opinions on desired changes for improvements to bus and trolleys routes and services. MTS is seeking our input as they move forward to continue to provide quality transportation services with increasing rider usage and tight City budgets. SMCC will disseminate information as it becomes available.

Judi Mitchell, Board Member
Serra Mesa Community Council=

Serra Mesa-Kearny Mesa Branch Library

(858) 573-1396 facebook.com/SerraMesaLibrary/

Email Questions to SMstaff@san Diego.gov



Library Hours

Monday and Tuesday: 11:30 am - 8:00 pm

Wednesday through Saturday: 9:30 am - 6pm;

Sunday: 1:00 pm – 5:00 pm

Holiday Closures—All San Diego Public Library Locations will be closed in observance of:

Independence Day, July 4.

Online library services available 24/7

- **eBooks, eAudiobooks and Digital Magazines:**

take a look at our eLibrary resource, we've got some new resources for the kids and adults <https://san Diego.gov/eLibrary>

- **Movies:** Free access to movies with your library card <https://san Diegopl.kanopy.com/>
- **Online Book Clubs:** <https://san Diego.gov/bookclubs>
- **Program Videos:** <https://san Diego.gov/public-library/program-videos>

Summer Reading Program 2025!! June 1 to August 31

Join the Summer Reading Program and Level Up at Your Library! It's free to sign up for ALL AGES at www.san Diego.gov/summerreading. Keep track of the books you read this summer with your online reading log and earn prizes for reading! Every Tuesday, June 17 through August 5 at 4:00pm, join us for a special Summer Reading Event featuring clowns, magicians, animals, and more!

Pajama Storytime with Ms. Carrie – Mondays at 6:30pm

Put on your favorite PJs and join Ms. Carrie in the Community Room Monday evenings at 6:30pm for a pajama storytime. Pajamas are encouraged, but not required. No sign up required.

Chair Yoga – Tuesdays at 11:45am

Work on your flexibility, strength building, and quiet your mind with functional movement practice Thursdays at 11:45am. Participate at your own ability. Suitable for adults of all ages. Wear flexible clothing and bring any preferred yoga equipment. Chairs provided.

Morning Book Club - 2nd Thursday at 10:00am

Love to read and talk about books? Join the Morning Book Club! July 10 will discuss *I Am Malala* by Malala Yousafzai, and August 14 will discuss *Small Great Things* by Jodi Picoult.

Baby Toddler Time – Thursdays at 10:00am

This loosely structured, baby-led time for play, bubbles, stories, and more. Designed for little ones 0-2 yrs.

Knitting and Crochet Circle – Saturdays at 10:00am

Join the knitting and crochet circle. Improve your skills in these traditional art forms. Bring your project for social crafting!

July 1, 4:00pm Summer Reading Program: Sparkles the Clown

Join us as Sparkles the Clown drops by to give us a hilarious and whimsical magic and bubble show!

continued on next page

Serra Mesa -Kearny Mesa Library continued previous page

July 1, 6:00pm Friends of the Serra Mesa-Kearny Mesa Library Meeting

Community members are welcome to join, become a member, and discuss ways to support the library. This meeting will be held virtually on Zoom. Please email serramesalibraryfriends@gmail.com for the log in information.

July 8, 4:00pm Summer Reading Program: Zovargo

Zovargo provides an interactive program featuring friendly animal ambassadors! Get close and experience an animal program that is full of fun!

July 15, 1:00pm Hands Only CPR Instructions

Attendees will learn everything that they need to know about recognition and best response practices for cardiac arrest. An AED demonstration and hands-on experience will be offered. All ages welcome. Best for ages 10 years and older. Attendees must register for the event at heartbeatadmin@sanidiego.gov.

July 15, 4:00pm Summer Reading Program: Under Pressure Science Show

Air is a powerful thing, and although we might not think about it, we are under its pressure every second of our lives! From balloons to vacuums, learn just how strong air can be through exciting, engaging demonstrations involving the physics of air.

July 22, 4:00pm Summer Reading Program: Ruth and Emilia Music Show

Ruth and Emilia's humorous, kid-friendly music show features wacky characters in stories sure to inspire audiences to be their very best, while making the world a better place.

July 23, 10:00am Summer Reading Program: Trash Truck Storytime

Join us for a special storytime where we will learn about trash trucks and then have a show-and-tell visit from real trash truck professionals and their amazing vehicle!

July 24, 1:00pm Summer Reading Program: Lifeguard Storytime

Join Park Ranger Tiffany for a nature walk in the canyon right outside the library! Together we'll explore and learn about some of the native plants and animals that call this area home! Bring a hat, sunscreen, and a water bottle for an easy trail walk

July 29, 4:00pm Summer Reading Program: Wild Wonders

Come meet and learn about real life wild animals! Wild Wonders will bring a variety of live wild animals to the library.

August 5, 4:00pm Summer Reading Program: From the Page to the Stage

"From the Page to the Stage" is a fun and engaging presentation that shows how works of literature from Cervantes to Mark Twain to Charles Schulz can end up on the musical stage, demonstrating the power of imagination in both reading and watching live theatre.

Friends of the Library Donations

The Friends of the Serra Mesa-Kearny Mesa Library are currently accepting book donations during the library's open hours.

Friends of the Library Volunteers Needed

Looking to get more involved with your community? Love books and your library? Reach out to Friends of Serra Mesa Library to hear more about how you can help! Email us at serramesalibraryfriends@gmail.com or DM on Instagram @serramesalibraryfriends.



Serra Mesa Recreation Center*

9020 Village Glen Dr. (858) 573-1408

<https://www.sandiego.gov/park-and-recreation/centers/recctr/serramesa>

Schedule

11am - 7pm Monday, Wednesday, Friday

11:30am - 7pm Tuesday

12pm - 7:30pm Thursday

9am - 3pm Saturday

Closed Sunday

Holiday Closure: July 4, September 1

Gym Schedule: <https://www.sandiego.gov/sites/default/files/serramesaopenplay.pdf>

Registration for the summer program began May 17. Online at www.sdreconnect.com. If help is needed, click the FAQs button for information.

Summer Sports Programs: Basketball League, June 16-Aug 13. Contact Recreation Center.

Summer Sports Clinics: Beginner Volleyball Clinic, July 8-Aug 14

12U Age: 9-12; Clinic Day/Time: Tuesday ,4:00-5:00pm; Code: 123017

16U Age: 13-15 Clinic Day/Time: Thursday, 4:00-5:00pm; Code: 123019

Summer Sports Clinics: Advanced Volleyball Clinic, July 8-Aug 14, 15U (Age: 10-15), 5:15-6:45pm, Code: 123572. Note: This is an advanced class for players looking to compete on their middle school or local club teams. This program is not recommended for beginners.

Class One: Passing Fundamentals, July 8 & 10,

Class Two: Pass, Serve, Receive and Defense Out of System, July 15 & 17

Class Three, Setting, July 22 & 24

Class Four, Hitting, July 29 & 31

Class Five, Passing, Plays, and Strategy, Aug 5 & 7

Class Six, Scrimmage and Game Play, Aug 12 & 14

Card Games, Mahjong, and More...Age: 18 and older, Mondays, Afternoon, check Rec Center for time. Free. Community members can join others in playing Mahjong, Board Games, and other card games.

Ceramics—Adult Studio Time; June 4-Aug 27, Wed, Noon-4pm, Craft Room, Free. Create and work on projects at your own pace. Studio offers Potters Wheel, functional kiln, and table space to independently build your projects. Some tools offered but participants need to bring supplies. To participate, contact Serra Mesa Recreation Center.

Serra Mesa Recreation Center continued from previous page

Level Up Enrichment—Day Camp: This summer camp program is offered through the San Diego Unified School District and all participants will be able to utilize the summer lunch program. Program runs from Monday-Friday, 8am-5pm, July 7-11 and July 14-18. For more information, go to <https://levelupenrichment.com/>.

San Diego Civic Dance Arts— Thursdays, June 26-August 28

Beginner Hip Hop 1A/1B SM: 4:15--5pm, Code 122789

Advanced Beginner Jazz 1B/2A SM: 5pm-5:45pm, Code 122790

Advanced Beginner Hip Hop 1B/2A SM, 5:45pm-6:30pm, Code 122791

Advanced Beginner Tap 2A SM: 6:30pm-7:15pm, Code 122792

Community Sports Information:

AYSO Soccer: Region 780- Registrar, <https://www.ayso780.org>, AYSO780Registrar@gmail.com

Serra Mesa Seniors Softball: sandiegosoftball.com

Serra Mesa Little League: <https://www.serramesalittleleague.org>, info@serramesalittleleague.org

*Program copied/adapted from Serra Mesa Recreation Center Program Guide.

Property Across from Taft Middle School

9280 Gramercy Drive, located across the street from Taft Middle School, is the former Mission Village Shopping Center site. The City's website states, "Installation of a six-inch exploratory soil boring. Once complete, the boring will be abandoned per approved permit form the Department of Environmental Health, the boring will then be completed using asphalt or concrete and black dye." Miles Noel, City Councilmember Raul Campillo's representative, followed up with staff and receive this response: "It is in review. A boring to check soil, with Dept of Environmental Health permit." Previously staff stated: "Staff review prior discretionary permits to see if they were vested and are still applicable as part of their review. It is also part of the applicant's due diligence."

Scope of work for permit application PRJ-1131973 states "The proposed project provides 199 for-sale dwelling units, eight of which shall be set aside as Shopkeeper Units." Information at <https://aca-prod.accela.com/SANDIEGO/Cap/CapHome.aspx?module=DSD&TabName=DSD>, enter address.

The site received approval in 2004 and 2005 for three story buildings, 160 residential condominium units, shared parking between residential and retail with at least one assigned deeded parking space, 15,000s.f. of retail (8,000s.f. along Ruffin Road and 7,000s.f. at the former gas station site at the corner of Ruffin and Gramercy), and a meeting room year-round made available to the community at no cost. As of late April 2025, it's unclear if this approved project is vested.

Campillo's office has been asked to keep the community informed on any future development. For more background information, go to <https://www.serramesa.org/smpg/major-projects/>, scroll to end of page.

Development Project Resource Guide

To obtain more information about a project, refer to these San Diego City and County resources*.

Zoning and Parcel Information Portal (find zoning designation for parcel) - <https://www.arcgis.com/apps/instant/sidebar/index.html?appid=75f6a5d68aee481f8ff48240bcaa1239>

Mapping and Geographic Information (many resources) - <https://www.sandiego.gov/planning/work/mapsua/map>.

SanGIS Interactive **Parcel Map** - <https://sdgis.sandag.org/>. Find out addresses and parcel information.

Municipal Code, Chapter 13 & 14 (describes zones and uses) – <https://www.sandiego.gov/city-clerk/officialdocs/municipal-code>

Citizen Portal - <https://aca-prod.accela.com/SANDIEGO/Default.aspx>

Lookup Property Information (enter address) - <https://aca-prod.accela.com/SANDIEGO/APO/APOLookup.aspx?TabName=APO>

DSD Permits: **Create an Application** - <https://aca-prod.accela.com/SANDIEGO/Login.aspx?ReturnUrl=%2fSANDIEGO%2fCap%2fCapApplyDisclaimer.aspx%3fmodule%3dDSD%26TabName%3dDSD>

DSD Permits: **Search Applications** (enter address) - <https://aca-prod.accela.com/SANDIEGO/Cap/CapHome.aspx?module=DSD&TabName=DSD>

Enforcement: Private **Property Investigation** Request (submit complaint) - <https://aca-prod.accela.com/SANDIEGO/Cap/CapEdit.aspx?Module=CE&stepNumber=2&pageNumber=1&isFeeEstimator=&TabName=CE>

Enforcement: Search for an **Existing Investigation** - <https://aca-prod.accela.com/SANDIEGO/Cap/CapHome.aspx?module=CE&TabName=CE>

Cannabis: Search Applications - <https://aca-prod.accela.com/SANDIEGO/Login.aspx?ReturnUrl=%2fSANDIEGO%2fCap%2fCapHome.aspx%3fmodule%3dCannabis%26TabName%3dCannabis>

Accessory Dwelling Units (ADU) - <https://www.sandiego.gov/development-services/news-programs/programs/companion-junior-units>

Sustainable Development Area (SDA) <https://webmaps.sandiego.gov/portal/apps/webappviewer/index.html?id=0295d35b03a14d929d3459fe0b9b50cf&search=92116&extent=-13039150.8811%2C3862903.0948%2C-13035938.1373%2C3864964.5059%2C102100>. Part of Birdland and areas near Aero Dr are included in an SDA which is used to permit Bonus ADUs and Complete Communities projects.

SDA Description (Municipal Code, Chpt 11, Art 3, Div 1): "...the area within a defined walking distance along a pedestrian path of travel from a major transit stop that is existing or planned, if the planned major transit stop is included in a transportation improvement program or applicable regional transportation plan, as follows:

continued on next page

Development Project Resource Guide continued from previous page

- (a) Within Mobility Zones 1 and 3, as defined in Section 143.1103, the defined walking distance is 1.0 mile.
- (b) Within Mobility Zone 4, as defined in Section 143.1103, the defined walking distance is .75 mile.
- (c) For parcels located in Mobility Zone 4, in an area identified as a High or Highest Resource California Tax Credit Allocation Committee (CTCAC) Opportunity Area, the defined walking distance is 1.0 mile.”

Complete Communities Housing Solutions - <https://www.sandiego.gov/planning/work/housing/toolkit/housing-solutions>

Property Ownership – County’s website at <https://sandiegoparcels.com/>. Enter APN or address or move to desired parcel and click on it.

**Disclaimer: It’s possible the content on a website may not reflect the most recent development.*

Example – Find Information on Project at southeast Ruffin & Mission Village Corner

CityMark confirms they’re the owner of the property. Lot information at <https://sdgis.sandag.org/>. Clicked on APN Labels, Parcel Polygon and Existing Land Use > **Click on the desired lot**. Parcel information displays.

Zoning: <https://www.arcgis.com/apps/instant/sidebar/index.html?appid=75f6a5d68aee481f8ff48240bcaa1239>

Permits at - <https://aca-prod.accela.com/SANDIEGO/Cap/CapHome.aspx?module=DSD&TabName=DSD>, enter 3222 Mission Village Dr. Click on **Building Construction permit**, PRJ-1076402. At bottom of page, click **Application Information** for details.



Serra Mesa Food Pantry has a drive-thru distribution every Wednesday from 10am-1pm at 2650 Melbourne Drive.



David Hussain

BROKER ASSOCIATE

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@ListedByDavid
Buy. Sell. Invest. Retire

Projects & Other Information

(Current June 2025)

Serra Mesa Projects

Franklin Ridge Road Connection – Schedule for implementation of mitigations and road connection pending. The developer submitted a design plan for 5 travel lanes and 2 bike lanes for the Murray Ridge bridge (the configuration that's described in the approved October 2017 plan). This differs from Caltrans' draft plan which describes the redesign of the Murray Ridge bridge as 4 travel lanes (11' wide) and 2 Class IV Bikeways (9' separated for each bikeway). Also, other city-approved mitigations include 5 travel lanes and 2 bike lanes for Phyllis Pl from the Franklin Ridge connection to the bridge, and 4 travel lanes and 2 bike lanes for the connection.

AT&T Wireless Communication Facility, 2696 Melbourne Dr – 40' high tall faux eucalyptus tree; 12 antennas, 9 remote radio units; 300-foot ground level equipment enclosure, faux rock; located near labyrinth.

Mission Village Drive Properties owned by CityMark Development (purchased from Gleich Trust); zoned as a commercial zone that allows residential; qualifies for affordable density bonus; amenities minimal; rental rates not determined; Process 1 (staff approves project).

2696 Mission Village Drive (former gas station near corner of Shawn Avenue), called Dezi: Build 3 story, 18-unit apartment building with 1-2 bedrooms; rental units; 2 affordable housing units built off-site; 24 parking spaces. Construction almost complete. Available for move-in early July. Leasing information at <https://www.deziapartments.com/>.

3222 Mission Village Drive (former Tom Russell Chevron Station): Build 3 story, 21-unit apartment building with 1-2 bedrooms on .96 acre; rental units; 2 affordable housing units built off-site; 21 parking spaces. Exit on Mission Village Drive. Construction started.

3241 Mission Village Drive (former medical building complex) - See Serra Mesa Planning Group article: Two sections – 4 story building, 35-unit apartment building facing Mission Village Dr and 3 story, 25-unit townhouses with 3 bedrooms and 2 car garages; exit on Ruffin Rd; 92 parking spaces; still determining if townhouses will be rental units. Construction started. Plans at <https://citymarkdevelopment.box.com/s/1p564mqdb76pbwtusug2o2p15kmpe4fr>

Former Guild Mortgage Building, 9160 Gramercy Dr – Vacant.

Former Mission Village Shopping Center, across from Taft Middle School, 9280 Gramercy Dr. (See article in this Observer edition): Approval in 2004 for 160 rental units and 15,000 s.f. retail (8,000 s.f. along Ruffin Rd and 7,000 s.f. at Ruffin/Gramercy corner). In 2005 approval for condominiums, required to make the community room available to community at no cost, and condominium owners have an assigned parking space deeded to them. In 2007 never expiring Site Development Permit, Approval #57551, created for 9178 Gramercy Drive. Grading permit issued in 2006. San Diego Regional Water Quality Control Board is-

continued on next page

Projects & Other Information continued from previous page

Work details for the site of a One Hour Dry Cleaners located in the former shopping center are posted on the gate at 9280 Gramercy Dr. Information:

The applicable permit is PRJ-1108858 which was issued on 05/14/2024. The permit allows for excavation and offsite disposal of approximately 1,200 cubic yards of chlorinated solvent impacted soils from the site subsurface.

Old Serra Mesa Library at 3440 Sandrock Rd (See article in this Observer edition) – Community Housing Works (CHW) received in March 2025 City Council's approval for development agreement and lease to build 60 units (56 one bedroom and 4 two-bedrooms) on the .34 acre site, 22 parking spaces, 5 stories high, 100% units will have rents affordable for low- to middle-income families, 30 units reserved for veterans. Amenities include laundry room, multipurpose room with kitchen, computer lab, community garden, tot-lot, and management leasing office. Next step in for the developer to submit their application for federal tax credits, which are needed for the project to proceed. For full history of the project, go to <https://www.serramesa.org/hot-topics/>.

Kearny Mesa Projects/Issues

Aero Project, 8225 Aero Drive – Former Kelco building, Sares Regis Group Residential is building 434 apartments (1, 2, & 3 bedroom units), 7 stories high, to be completed in 2025. Amenities include pool, spa, dog run, game courtyard, golf putting green, outdoor culinary kitchen, co-work space, conference room, clubhouse, fitness center, and bike repair room.

Drainage Issue at Corner of Aero/ Sandrock – A solution was implemented to prevent water draining from the VA building. If the issue resurfaces, contact City Councilmember Raul Campillo's office. Currently, water pooling at the corner seems to be the result of either landscaping watering or when it rains (infrastructure issue).

Ion Aero, 8555 Aero Drive – Construction of 7-story above grade and 1-story below grade for 302 multi-family dwelling units and associated accessory uses. Parking spaces : vehicle, 331; motorcycle, 32; bicycle, 136. Project will include affordable units and requests an affordable housing bonus. (PMT-3158932).



Building Project at 3440 Sandrock Rd (former library site)

The developer submitted their application for federal tax credits, which are needed for the project to proceed. The outcome wasn't known at press time. For full history of the project, go to <https://www.serramesa.org/hot-topics/>.

Name These Serra Mesa Businesses

Business #1



Business #2



Business #3



Business #4



Business #5**Brain Teaser**

This brain teaser contains a clue which is a two-word phrase, 3 two-word names (no space between words), 1 three-word name and 1 six-word name. The two-word phrase describes a commonality for all the photos. The words can be joined vertically, horizontally, diagonally, forwards, or backwards.

Brain Teaser answers are at <https://www.serramesa.org/smcc/observer-newsletter/>.

S	P	S	E	R	G	R	E	S	E
U	N	E	R	R	I	L	Y	R	R
D	Y	N	S	A	N	G	D	A	M
O	J	O	O	N	M	E	N	E	S
T	R	A	M	A	L	E	T	M	A
I	A	L	A	S	S	I	C	D	O
S	T	R	E	A	D	S	R	R	E
F	I	T	V	R	E	C	T	U	N
E	N	I	T	N	H	Y	N	E	D
S	S	C	A	I	F	E	R	T	N
S	E	L	T	N	E	S	S	I	T

Dated Material

Serra Mesa Food Pantry

Has a Drive-Thru distribution every Wednesdays 10:00-1:00 p.m.

Located at Mission Village Christian Fellowship

2650 Melbourne Drive 92123

858-278-2647

