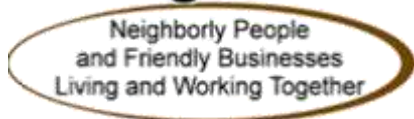




# SERRA MESA OBSERVER

PUBLISHED BY THE SERRA MESA COMMUNITY COUNCIL

VOLUME 39 ISSUE 5 SEPTEMBER-OCTOBER 2025



You are invited to  
participate in the next:  
**Serra Mesa Community Council  
General Meeting**

***Tues, Sept 23, 2025 at 6:30 p.m.***

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

[www.serramesa.org](http://www.serramesa.org)



*Pictured above at the Block Party on July 12th are Serra Mesa Community Council Board members:  
Andrea Eaton, Debbie Campbell, Joe Konieczka, Carmen Otjeda, Jon Cima.*

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**Serra Mesa Observer**

is published bimonthly

by the Serra Community Council

**Articles, Ideas, & Upcoming Events**  
are welcome.

Editor reserves right to edit articles.

For articles, e-mail Editor -

[observer@serramesa.org](mailto:observer@serramesa.org)

**Deadline:** Nov/Dec Edition,  
**October 29**

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San Diego, CA, 92193

<http://www.serramesa.org>

[communitycouncil@serramesa.org](mailto: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**

Sept 2 6pm	Friends of Serra Mesa-Kearny Mesa Library In person meeting. On agenda annual elections
Sept 18 7pm	Serra Mesa Planning Group Ruffin Canyon Entrance at Shawn Ave
Sept 20 9am-Noon	Friends of Ruffin Canyon—Coastal Clean-up Day Shawn Canyon West Entrance
Sept 23 6:30pm	Serra Mesa Community Council Community Room
Oct 16 7pm	Serra Mesa Planning Group Community Room

**Library Changes****Schedule**

- All libraries are closed on Sundays.
- Serra Mesa-Kearny Mesa Library will close on Mondays—starting date to be determined.

**Staffing**—Implementation date for staffing changes unknown. At Serra Mesa-Kearny Mesa Library:

- Larry Hoeckelmann, Branch Manager, and Carrie Kruetz-Landry, Youth Services Librarian will remain.
- At press time other staffing changes were unknown.

## **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](mailto:communitycouncil@serramesa.org)  
 Serra Mesa Planning Group, [smpg@serramesa.org](mailto: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 &amp; 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 Friends and Neighbors of the Serra Mesa Community,

I hope everyone had a great summer! Check out our issue of the Observer this month, especially the article on the Mission Valley Project at Snapdragon stadium as we have a bunch of updates. It's been a busy few weeks in the city and in Serra Mesa. ADUs, Trash Fees, construction, road repairs, and the start of a new school year... Lots of things happening in the community and we do our best to cover it all here in our newsletter.

**Serra Mesa Block Party:** The 5<sup>th</sup> annual Serra Mesa Block Party was a huge success. It was great speaking with everyone and I'm hoping some of the people I spoke with will come to our quarterly general meetings. Lots of

good questions from folks regarding our community. It's really encouraging seeing community members care so much about where they live. Several familiar faces returned to chat with our team. Special thanks to John Marsh for hosting the event once again. His passion for the community shows! It was an awesome car show as well. Thank you to board members: Cindy Moore, Cindy McIntyre, Andrea Eaton, Debbie Campbell, Carmen Ojeda, and John Cima for helping out in our community booth this year. Thank you, Judi Mitchell, for not only helping out in the community booth, but also for her generosity with custom made wood toys and other summer gifts that made several children in our community very happy. We have a great team!

**Update on the Trash Collection fees:** There has been some recent legal movement when it comes to the Trash Collection Fees in the city. A lawsuit is in motion to potentially freeze the fee with plaintiffs arguing the fee violates Proposition 218 which mandates that fees cannot exceed the actual cost of service and requires voter approval for certain fee increases. Here is a news article about it: <https://www.10news.com/news/local-news/new-lawsuit-pushes-against-city-of-san-diegos-trash-collection-fees>. We will keep you up to date on the matter as we get more information. In the meantime, be sure to sign into the waste portal to select your trash can sizes as the lawsuit doesn't have a court date yet: <https://wasteportal.sandiego.gov/>. Some folks have reported that they didn't receive their letter in the mail regarding the code needed to sign into the site. We have information on that and what to do in this newsletter.

**SB79:** There is a new Bill that has come online as the Legislature returns from summer recess on August 18. Senate Bill 79 will be taken up by the Appropriations Committee and then the full Assembly. To educate residents and legislators on the profound effects that SB 79 would have on California's residents, United Neighbors has created a [video](#).

Thanks to our Councilmember, Raul Campillo, for voting to limit ADU expansion. We have heard positive responses on that vote in our community. The community is hoping that he will stand up against this bill as well.

*Please Contact your California State Assemblymember Christopher Ward and Senator Akilah Weber Pierson with your thoughts on SB 79. Their contact info is in the newsletter.*

Our next General Meeting is Tuesday, September 23<sup>rd</sup> at 6pm at the Serra Mesa\Kearny Mesa Library. Looking forward to seeing everyone again after the summer break! Please tell all of your friends and neighbors to sign up for notices of the Observer and community events/issues at <https://www.serramesa.org/> and come to our next meeting – we will have an exciting lineup of speakers for our fall session! Help make our voices heard.

See you in September! 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: September 21 and October 16. To contact us, email [smpg@serramesa.org](mailto: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.

### Updates

**Capital Improvements Program (CIP) Priorities:** On July 17<sup>th</sup> a review was made of SMPG's submission of priorities to the City in 2024. By consensus SMPG recommends resubmitting Taft crosswalk signal, traffic control on Mission Village and Ronda, Serra Mesa Recreation Building Modernization, Serra Mesa Community Pool, Fletcher Joint Use Park Improvements, and Pave Cardinal. Also, added Access Road in Southern Part of Birdland for fire safety and evacuation.

**Sandrock Apartments, 3440 Sandrock Rd (old library site):** On August 21st CommunityHousing Works made a presentation and answered questions. Topics included number of units, cost, size of units, amenities, utilities, parking spots, security, ADA units, setback, insulation, timeline, vetting of residents, and parking on Sandrock.

**Sandrock Market, 3377 Sandrock Rd, Type 21 License Request:** On July 17 the representative for the owner shared the process for obtaining the license, application form, SDPD Conditional Use Permit recommendations, and floor plans. SMPG passed a motion to approve Type 21 full line distilled spirits behind the counter sales license request.

**7798 Starling Dr, Supportive Housing Project:** On August 21<sup>st</sup> San Diego Housing Commission made a presentation on this Home Key project for people experiencing homelessness or at risk of homelessness; escrow contingent on receiving funds from state; anticipate response in October. 82 units (80 residences and 2 for staff), studios and 1-bedrooms, 66 parking spaces, county and VA provide services, and residents vetted. Will add security gate and some green space outside. If funds are granted, escrow could close in February; occupancy October/November 2026. Apartment interiors already remodeled; considering converting 8 of total 90.

**SB79 Update—Passed and moves out of the State Assembly Appropriations Committee and heads to the full floor for a vote. For more information and action steps, refer to [Neighbors for a Better San Diego](#).**

## Update on Sandrock Apartments – 3440 Sandrock

*Information presented at Serra Mesa Planning Group August 21<sup>st</sup> meeting*

**Description:** 5 stories; 60 units (56, 1-bdrm units; 4, 2-bdrm units with limit of 5 people/unit); 22 parking spaces, 3 spaces for staff

**Housing:** 30 units reserved for veterans

Floor 1 – Lobby, offices, community lab, computer room, bike room, storage, maintenance, utilities, trash room, parking

Floor 2 – Courtyard, laundry, apartments

Floor 3-5 – Apartments

**Affordability:** 30-60% AMI; \$631/1 bdrm; \$1,002/2 bdrm; water, trash, and Internet included in rent

**Amenities:** Community Room with kitchen, computer room, courtyard, on-site laundry room, elevator, resident service offices

**Access:** Driveway access from Hurlbut; pedestrian access from Glenhaven

**Funding:** City of San Diego, \$4M; San Diego Housing Commission, \$2.5M; Housing and Community Development, \$2M; Home Depot, \$500K; Local Initiatives Support Corporation, \$40K

**Timeline:**

Dec 2025-Jan 2026 – Demolition and Grading

Mar-Dec 2026 – Framing and Scaffolding

Jan-June 2027 – Exterior Finishes and Roof Height

Apr-Sept 2027 – Exterior Landscaping and Street Work

Oct-Dec 2027 – Grand Opening and Move-ins

**Contact** for Questions/Comments: Roberto Garcia, Project Manager, (619)-795-1039 or email at [rgarcia@chworks.org](mailto:rgarcia@chworks.org)

**Construction Information:**

Working Hours – 7am-4pm, Mon-Fri

Vehicular Access – Sandrock and/or Hurlbut

Street Closures – Partial lane, No full closures

Personnel Parking – Adjacent to site and avoid residential areas

Blight and Trash Removal – All within fence, BPMs, and Dust Control

**Additional Information:**

No smoking buildings

Security – Cameras; keycard for access

ADA – 9 units

Residents vetted

## SB79 Opposition Rally/ADUs

Board Members of the Serra Mesa Community Council joined other community residents in San Diego on August 23 in protesting against pending SB79. Similar rallies were held Statewide.

Here's some background information on what has previously taken place amongst some of the folks who were present.

Earlier this year, Community Councils and Planning Groups worked together with hundreds of residents showing up to speak at both Planning Commission and City Council meetings. Their efforts went toward reigning in control over the monstrous development projects ADUs have become.

They appeared to be successful as the City Council then voted to limit the number of ADUs allowed to be built on a residential lot, placed a height limit of two stories, and added a requirement for parking to be provided.



SB79 will be going before the Legislature shortly. It was introduced by Senator Scott Wiener of San Francisco. It is being referred to as the “Dezoning” bill, and will take regulation of ADUs out of local control, and would then be managed at the State level. It will remove height and size restrictions as well as parking requirements. This will open the door for developers to build apartment buildings in our back yards, while calling them ADUs.

Communications were distributed through our Constant Contact email list earlier this month about who you can contact to express concern over this pending Assembly bill, and are encouraged to do so. In the meantime, we wait to hear what happens in the days ahead in the Legislature.

*Editor's Note: For specific description of the changes to the Bonus ADU Program refer to [Neighbors for a Better San Diego](#).*







Rendering by AvalonBay Communities

## SDSU Mission Valley Campus Update

A major redevelopment project is taking place on the former site of Qualcomm Stadium. Groundbreaking ceremonies took place in August, and the first phase of construction has begun on the new San Diego State University Mission Valley Campus.

At the ceremony, SDSU President, Adela de la Torre, said “This development is

designed primarily for our neighbors, our community, and for San Diego residents. Together with our civic and community partners, we’re creating a dynamic, walkable neighborhood that links transit, recreation, and innovation, unlocking opportunity and access for all.”

The development will create 621 apartments, offering a range of studio to three-bedroom units. First occupancy is expected in 2028. It will also include approximately 30,000 square feet of ground-floor retail space, anchored by a grocery store to serve residents and neighbors alike.

Once completed, SDSU Mission Valley will include 80 acres of parks and open space, up to 4,600 market-rate and affordable housing units, 1.6 million sq. ft. of research and innovative space, 95,000 sq. ft. of retail space, and a hotel.

The vacant area (part of Orange Parking Lot) to be transformed into the new housing project, Avalon Mission Valley, is located just east of Snapdragon Stadium. Construction will affect traffic flow as the project develops. Jacaranda Street, the left turn from Mission Village Drive just past Friars Rd, has now been closed until December. This eliminates the path drivers have been recently using to cut through Serra Mesa, avoid I-15, and access I-8 by going through the Mission Gorge area.

Those interested in staying informed on the progress of the new SDSU Mission Valley Campus can do so by accessing the following website: [missionvalleysdsu.edu](https://missionvalleysdsu.edu). Once there, you can use the menu option “Contact and Connect” to be added to the mailing list for updates.

Map from Snapdragon website





## Stonecrest Development



*Photo of construction looking east.*



*Photo extracted from Wolk Properties' website.*

**Location:** 9825 Stonecrest (former site of Fry's) in Kearny Mesa planning area

**Project:** Phase 1, 310 multifamily housing units, 5 stories. Entitled to 1,180 units (4 phases) on 18.8 acres

**Builder:** Wolf Properties. More information including site plan at <https://alpaca-parrot-fkhk.squarespace.com/projects/stonecrest>

**Construction Company:** Reylenn Construction Company.

**City's website:** PMT-3161757: A 319,702 sq ft apartment building, 310 units, amenity spaces, leasing office, a new pool & spa (under separate permit) & enclosed, mechanically ventilated parking structure (PRJ 1060976). Site & landscape improvements consist of revised grading, new hardscape, planting and outdoor amenity space, underground utilities, bio retention basins, & surface parking.

## Artist finds ‘beauty in the everyday’

Story by Lisa Deaderick U-T | Photo by Michael Ho U-T

Q: Your work on your website, June, features your porcelain creations and ceramics workshops, but you’ve also taken photography courses and began designing shoes in 2011. What led you from graphic design to shoe making?

A: I’ve always had a restless need to touch what I imagine. Even as a design student, I ran small creative businesses — making candles, lamps, and even modeling 3D objects for video games. But hours behind a screen drained me. A friend invited me to a shoemaking class, and I said “yes” without hesitation. It awakened something tactile and joyful in me. That’s when I understood that my medium may shift, but the drive to create never does.

Q: In an interview with Bold Journey last year, you mentioned your entry into working with clay in 2022 as a way to cope with your anxiety attacks. Are you comfortable sharing what was happening at that time, and how you came upon clay, and why this artform seemed to help ease your anxiety?

A: By 2022, the pressure I placed on myself had become unbearable. I was running a business remotely, demanding



The natural world around Silvana Barrios was her first art teacher. Citing a childhood in Argentina that she says was a beautiful combination of the city, the countryside, and summers by the ocean, it was the plants, shells, and texture available to her in nature providing her with plenty of lessons.

“I drew obsessively, not to replicate what I saw, but to understand it. That innate curiosity became my compass,” she says. “Studying graphic design at the University of Buenos Aires gave me structure, but the soul of my art was shaped much earlier by wind, saltwater, and silence.”

Over the years, she’s continued to apply those lessons to the art she creates, from photography to shoe design to handmade porcelain pieces. Her clay, pottery, and porcelain will be on display at ArtWalk Liberty Station from 10 a.m. to 6 p.m. Saturday and 10 a.m. to 5 p.m. Sunday at Liberty Station’s Ingram Plaza on Dewey Road in Point Loma. ArtWalk San Diego hosts multiple art festivals each year — including the Mission Fed ArtWalk, ArtWalk Carlsbad, and Bella Vita Fest — featuring both visual and performing artists, food, and activities for kids. Barrios first participated in last year’s Carlsbad and Little Italy events, and says these were transformative experiences that gave her the visibility and courage to step fully into her artist self.

Today, at 47, she creates and sells her work through her website, June (shop.quierojune.com), and lives in Serra Mesa with her husband, Juan Pablo Gonzalez, and their son, Francisco. She credits the women in her family for the artistry of their sewing, crocheting, and mending paired with their resourcefulness and creativity, saying that she “inherited their love for making, not for perfection, but for beauty in the everyday.”

perfection at every step. Then came the panic attack, sudden and terrifying. At the ER, all tests were fine, but my soul wasn’t. I needed to return to the version of myself that found joy in simple things. Clay found me at the perfect moment. The first time my hands touched it, I felt time slow down. Clay doesn’t lie; you must be present. That tactile meditation became my therapy, my anchor.

Q: You’ve also mentioned seeing mistakes as opportunities for learning. What are some examples of mistakes that have been significant opportunities for learning in your career?

A: So many. Early on, I joined fairs that weren’t aligned with my work; sales were slow and I felt invisible, but I learned how to present my story, price my art, and read an audience. In ceramics, cracked pieces or failed firings taught me patience and often birthed unexpected beauty. Some of my favorite textures came from “mistakes.”



*Artist finds 'beauty in the everyday' continued previous page*

**Q: In an interview with SD Voyager, you said, "Discovering your identity in the business world is no easy feat, and once you find it, presenting it to the world for validation is another uphill climb." What did you learn about your identity in the business world? How would you describe it and what elements were important to you in presenting this identity to the rest of the world?**

**A: That authenticity is my compass. I don't want to chase trends; I want to create from a place of honesty. Vulnerability became my power. Presenting my work without filters or pretenses helped me connect with people who value calm, softness, and emotion in art.**

**Q: What are you trying to express in your work?**

**A: Stillness. A pause. A breath. My pieces are invitations to slow down, to feel something gentle. I want to offer people a moment of peace in a chaotic world.**

**Q: What inspires you in your work?**

**A: Nature, always. I walk through my garden or neighborhood collecting wildflowers and leaves to press into porcelain. I study shells and petals. There's poetry in the curves of coral or the texture of bark. The ocean and its tides mirror my own inner rhythm.**

**Q: You're one of the participating artists in this year's ArtWalk Liberty Station. Why did you choose to participate?**

**A: Because it feels alive. The people come with open hearts. The conversations are rich. It's not just about selling, it's about connection. Sharing the stories behind each piece is a joy I rarely find elsewhere.**

**Q: What will we see from you at this year's ArtWalk?**

**A: Visitors will see functional pieces like organic mugs and espresso cups — everyday objects transformed into moments of calm. I'm also debuting porcelain wall sculptures inspired by petals and corals. These are forms that feel alive, inviting you to get close, to touch, to feel their texture and how the light plays on them.**

**Q: What would you like people to get from your work this weekend?**

**A: A sense of peace. My art is about slowing down, appreciating small moments like a quiet coffee, a curve on a wall, a pause to breathe. I invite everyone to hold the pieces, feel their textures, and discover the serenity within.**

**Q: What's been challenging about your work as a visual artist?**

**A: The biggest challenge was allowing myself to feel like an artist. It took me a year to own that title. Then came the challenge of being seen, of navigating social media and the flood of information. Shows like ArtWalk have been my best way to connect with people in a real, meaningful way.**

**Q: What's been rewarding about this work?**

**A: Seeing people connect emotionally with my work is the most rewarding part. When someone picks up a piece and says it makes them feel happy or peaceful, I know I've shared a part of myself successfully.**

**Q: What has this work taught you about yourself?**

**A: That I have more patience than I ever imagined! It's taught me flexibility, dedication, and the ability to adapt quickly. It's also a daily reminder to slow down and be present.**

**Q: What is the best advice you've ever received?**

**A: "Make art for you." It reminds me to stay true to my vision first, and everything else will follow.**

**Q: What is one thing people would be surprised to find out about you?**

**A: I love biking along the bay at sunrise, and I'm obsessed with collecting old botanical books and shells. I can spend hours exploring tiny details in nature, many of which quietly appear in my ceramic pieces.**

**Q: Please describe your ideal San Diego weekend.**

**A: My ideal weekend starts with a morning bike ride or hike, followed by a beach day at Law Street with family and friends. The kids play while we talk for hours, and if the weather isn't right for the beach, we meet at the bay on the P.B. side. I love ending the day with a simple sunset picnic and watching the colors change over the ocean.**

#### **WHAT I LOVE ABOUT SERRA MESA ...**

I love opening my garage studio and feeling the daylight flood in, waving to neighbors as they walk by. I enjoy my morning walks with my dog, listening to birds, and seeing the mountains in the distance. There's a peaceful rhythm to Serra Mesa, and I love knowing my neighbors by name and being part of a small, friendly community.



## 5th Annual Serra Mesa Block Party on July 12

*Food & Drink*

*Live Music*

*Classic Cars*

*Booths*



*Siers Brother (right),  
Pinch Flats (top left),  
Love is a Rose (top  
right)*





## 5th Annual Serra Mesa Block Party on July 12



*Pictured (left to right) Drew Phillips, former Chargers player, recognizing John Marsh, Block Party organizer.*



*Pictured Carol Marsh in 92123 t-shirt, Block Party organizer, with volunteers.*



## Serra Mesa-Kearny Mesa Branch Library

(858) 573-1396 [facebook.com/SerraMesaLibrary/](https://facebook.com/SerraMesaLibrary/)

Email Questions to [SMstaff@san Diego.gov](mailto:SMstaff@san Diego.gov)



### Library Hours

Monday\* and Tuesday: 11:30 m - 8:00pm; Wednesday through Saturday: 9:30am -6:00pm; Sunday: Closed

\*Hours subject to change

**Holiday Closures**—All San Diego Public Library Locations will be closed in observance of:  
Labor Day, September 1.

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

### 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. \*Schedule subject to change

### \*NEW TIME\* Chair Yoga – Tuesdays at 1:00pm

Work on your flexibility, strength building, and quiet your mind with functional movement practice Tuesdays at 1:00pm. 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! September 11 will discuss *The Diamond Eye* by Kate Quinn, and October 9 will discuss *The Boys of Riverside* by Thomas Fuller.

### 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!

*continued on next page*



*Serra Mesa -Kearny Mesa Library continued previous page*

### **September 2, 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 month will include elections of the Friends of the Library Board Members and be in-person. Please email [serramesalibraryfriends@gmail.com](mailto:serramesalibraryfriends@gmail.com) for additional information.

### **September 9, 6:00pm Introductions to Getting Prepared: 5 Easy steps**

In collaboration with the Community Emergency Response Team (CERT), SDPL is providing free emergency preparedness classes for the community. CERT SD trains & empowers residents in disaster preparedness to help families & businesses before, during & after a disaster. This class, "Disaster Ready Guide", is an overview of 5 simple steps everyone can take to be disaster ready.

### **October 28, 4:00pm Halloween at the Library**

Park Ranger Tiffany will join us for a spooky nature show-and-tell and craft time. Learn about some local creatures that make us shiver like bats, snakes, and spiders.

### **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](mailto:serramesalibraryfriends@gmail.com) or DM on Instagram @serramesalibraryfriends.

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## **Trash Collection**

If you are a single family homeowner and did not receive or misplaced your letter from Environmental Services, you can still establish an account (Unique Code is needed) and select your desired trash containers. At [Portal Resources | City of San Diego Official Website](#) > Scroll down and select 'Portal Account' > Select 'I misplaced the mailer that was sent to me with my APN and Unique Code. How can I locate/receive them?' If it's available, look for your APN on your property tax bill. Alternatively,

"Navigate to the [Scoutred website](#) to manually search for your property's APN. You can also find this link on the Portal Home Page by scrolling below the Create an Account/Login screen until you reach the **Need Help?** section and clicking on the link titled **Look Up My APN**.

If you misplaced **your Unique Code, you must contact ESD Customer Service at [trash@sandiego.gov](mailto:trash@sandiego.gov) or at 858-694-7000 to obtain a new one. Please note:** Only Account Owners and Secondary Users will be permitted to obtain a new Unique Code from the ESD Customer Service Center. You will be required to verify information before receiving a new code."



## 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:** September 1

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

**Registration** for the fall program began Aug 16. Online at [www.sdRecConnect.com](http://www.sdRecConnect.com). If help is needed, click the FAQs button for information.

**Fall Sports Clinics: Basketball Clinic**, Sept 9-Nov 25. Fee: \$40

12U Age: 10-12; Session 1—Sept 8-Oct 6, Clinic Day/Time: Monday, 4:45-5:45pm; Code: 125829

12U Age: 10-12; Session 2—Oct 20-Nov 17, Clinic Day/Time: Monday, 4:45-5:45pm; Code: 125831

15U Age: 13-15; Session 1—Sept 8-Oct 6, Clinic Day/Time: Monday, 6:00-7:00pm; Code: 125832

15U Age: 13-15; Session 2—Oct 20-Nov 17, Clinic Day/Time: Monday, 6:00-7:00pm; Code: 125834

**Fall Sports League: Volleyball League**, Sept 9-Nov 25. Fee: \$77

12U (Age: 10-12), Practice: Tues & Thurs 4:45-5:45pm, Code: 125842. Game Day/Time: TBD

15U (Age: 13-15), Practice: Tues & Thurs 6:00-7:00pm, Code: 125843. Game Day/Time: TBD

**Art Exploration:** Age: 8-14 yrs old, Sept 11-Oct 19, Thursdays, 5:30-6:30pm, Arts & Crafts Room. Fee, \$30. Code: 126260.

**Kitchen Kraziness:** Age: 8-14 yrs old, Oct 21-Nov 18, Tuesdays, 5:30-6:30pm, Meeting Room & Kitchen. Fee, \$40. Code: 126262.

**Card Games, Mahjong, and More...** Age: 18 and older, Sept 15-Nov 17, Mondays, Noon-3pm, Game Room, Free. Community members can join others in playing Mahjong, Board Games, and other card games.

**Ceramics**—Age 55 and older, Sept 3-Dec 17, 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*

**San Diego Civic Dance Arts— Thursdays. Fee: \$42.46**

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

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

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

**Vendor Programs**

**Robotthink - Stem Program:** Sept 8-Dec 17, Wednesdays ,5:30-6:30pm. Fee: \$30/month-Family \$70/month. Students learn STEAM principles while building & playing with cool robots, using bricks, Arduinos, electronics, sensors and more. Contact: <https://robothinkcv.com/robotics-club/>.

**Skyhawk Sports:** Offers Basketball, Flag Football, Soccer, and Volleyball. Grouped by ages (varies according to sport) from 1.5 years to 14 years old. 3 Sessions: 1, Aug 19-Sept 16; 2, Sept 30-Oct 28; 3, Nov 11-Dec 16. For more information, visit <https://skyhawks.com/>.

**Community Sports Information:**

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

Serra Mesa Little League: <https://www.serramesalittleleague.org>, [info@serramesalittleleague.org](mailto:info@serramesalittleleague.org)

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



The San Diego Mineral & Gem Society presents

**GEM DIEGO – A VERY SPECIAL EVENT**

San Diego's Finest Gem & Mineral Show!

**November 1-2, 2025 SAT 10-6 SUN 10-4**

Located at the **Liberty Station CONFERENCE CENTER**

2600 Laning Rd, San Diego 92106 (1mi So. of L.S. Marketplace & ½ block No. of San Diego Bay)

**FREE ADMISSION & Ample Free PARKING, FREE Gem ID,**

Eateries right next door, live lapidary demonstrations, 29 dealers, 24 exhibits, kid's zone, gems, minerals, crystals, fossils, cut stones, rough, books, jewelry, engagement stones and rings, slabs, door prizes, grand prize raffle (you do not have to be present to win), and plenty more!

Come do your holiday shopping early—a great place to shop and have fun!

Trained Service Animals Only!

Contact: LuAnn at [benton.luannz@gmail.com](mailto:benton.luannz@gmail.com)



## 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

DRE: 02008317

**real**

Cell: 951.491.5302

Desk: 858.215.3512

[David@ListedByDavid.com](mailto:David@ListedByDavid.com)



@ListedByDavid  
Buy. Sell. Invest. Retire

## Projects & Other Information

*(Current August 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 complete. 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 almost completed.

**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

*continued on next page*



9178 Gramercy Drive. Grading permit issued in 2006. San Diego Regional Water Quality Control Board issued a notification of no further action on 1/20/2022. July 2022 - Clean-up equipment removed from site. Site for sale.

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, 712 parking spaces, 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 multifamily 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).

9825 Stonecrest (former site of Fry’s) —Phase 1 -319,702 sq ft apartment building, 310 multifamily housing units, 5 stories; pool and spa; entitled to 1,180 units (4 phases) on 18.8 acres; Wolf Properties, builder, more information including site plan at <https://alpaca-parrot-fkhk.squarespace.com/projects/stonecrest>; Reylenn Construction Company; city permit, PMT-3161757.

## *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 5 word phrase, 4 multi-word names (no space between words), and 1 single word. 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/>.

R	A	G	O	O	D	A	N	A
H	N	C	H	D	&	Y	I	T
&	S	O	W	I	N	I	O	N
R	E	R	R	L	E	T	L	A
B	M	A	L	R	A	C	P	E
O	L	E	S	A	W	O	S	R
C	K	H	S	A	S	N	A	L
C	I	O	P	P	H	A	R	T
A	G	N	I	N	I	N	G	I
R	E	G	C	E	I	T	S	N
T	T	D	E	N	T	I	T	U
E	S	P	O	T	E	R	E	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**

