SERRA MESA
OBSERVER
PUBLISHED BY THE SERRA MESA COMMUNITY COUNCIL
VOLUME 40 ISSUE 6 NOVEMBER/DECEMBER 2026

Neighborly People and Friendly Businesses Living and Working Together

You are invited to participate in the Serra Mesa Community Council General Meeting on Tues, Jan 26 6:30pm at Serra Mesa-Kearny Mesa Library.

To receive link for online option, sign up for Serra Mesa Notices Here.



Best Wishes for Holiday Season

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Articles, Ideas, & Upcoming Events are welcome.
Editor reserves right to edit articles.

For articles, e-mail Editor -
observer@serramesa.org
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For ads: www.serramesa.org/smcc/observer-newsletter/
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Calendar of Upcoming Meetings at Serra Mesa-Kearny Mesa Library

Nov 3, 6pm	Friends of Serra Mesa-Kearny Mesa Library, Email serramesali-braryfriends@gmail.com for the log in information for online meeting
Nov 19, 7pm	Serra Mesa Planning Group, Community Room
Dec 17, 7pm	Serra Mesa Planning Group, Community Room
Jan 5, 6pm	Friends of Serra Mesa-Kearny Mesa Library

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

Debbie Campbell, *Communications*
Tyler Denstad, *Community Safety Liaison*
Claudia Haines, *Birdland Representative*
Alexia Longley, *Audio-Visual*
Judi Mitchell, *SDSU Mission Valley*
Cindy Moore, *Observer Editor & SMPG*
Carmen Ojeda, *Community Involvement*

Appointed Positions

Carl Demas, *Advisor*
Colin Dowling, *Webmaster*
Sam Yoeuth, *Friends of the Library*
Geralyn White, *Neighborhood Awareness*

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 *Birdland & Phyllis Pl Area*	(619) 531-5544
State Assembly Member Chris Ward	(619) 239-7801
State Senator Akilah Weber Pierson	(619) 688-6700
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

Hello Serra Mesa Community,

I hope everyone had a wonderful (unfortunately wet) Halloween weekend! The holidays are now upon us. My favorite time of year here in Serra Mesa. By the looks of the neighborhood, folks are already in the holiday spirit. I noticed the Halloween decorations went up extra early this year and expect the Christmas decorations to be just as prompt! Let's get into what's going on in our city, county, and our neighborhood…..

Election Season

As we head toward the **November 3, 2026** general election, I want to draw your attention to a few ballot measures that will directly affect the money coming out of your pocket. Our group's role is to look out for our community, and this election has several props and measures that would raise taxes or extend how long you stay on the hook for existing ones. I'd urge every household to read the fine print before you vote, if you haven't already. Here are some examples:

San Diego County Measure B proposes a **half-cent (0.5%) sales tax increase** countywide, which supporters say would raise an estimated **$400–450 million per year** for healthcare, food assistance, childcare, wildfire prevention, and the Tijuana River sewage cleanup. A half-cent sounds small, but it adds up on every purchase, and the measure would exist **in perpetuity** unless repealed. There is no sunset clause and limited flexibility on how the money gets spent…

Measure M is a **$3.5 billion bond** to repair and upgrade schools. It's labeled a "no tax rate increase" measure, but that's because it replaces existing bonds as they expire — meaning **you'll keep paying the same property tax rate for a longer period**, which is effectively an extension of your obligation.

There are also **state propositions** worth a look: **Proposition 3** would make permanent the higher income tax rate for high earners, and **Proposition 43** would require a two-thirds vote for any new local tax — a measure that, if it passes, makes it harder for local governments to raise taxes in the future.

Here's what I try to do:

- Read the official ballot language for each measure, not just the campaign flyers. Remember- Bond = a Tax
- Ask yourself: *Is there a sunset date? Who oversees the spending? Is this a new tax or an extension of an old one? Shouldn't this effort be done through the money we gave them back during Prop 123 or Measure ABC?*
- Most Importantly, *"can I afford this new tax?"* Please, consider the total of everything you're already paying before approving another increase.

I'm not telling you how to vote — I'm suggesting to you to please vote *informed*. If you have questions about any measure, please do your research before voting. Let's look out for each other and for our wallets this voting\Holiday season.

continued on next page

President's Column continued from previous page

More Trash Drama

Did you get charged too much (or maybe too little) for trash? San Diego County has sent corrected tax bills to around 44,000 accounts overcharged for city trash service. Another 43,000 accounts were undercharged, but the city says those owners should pay the amount shown on their bill until they receive further instructions….

Speed Management Plan

Check out the City's Speed Management Plan below. Page 51 contains roads in Serra Mesa that are labeled "Safety Corridors". This means "Streets with a higher number of crashes resulting in a death or serious injury. What the law allows: Speed limits may be reduced by up to 5 mph on designated corridors where severe crashes are concentrated, even if higher speeds are common today."

Pages 58 and 59 contain roads in Serra Mesa that are labeled "High Pedestrian and Bicycle Activity Corridors". These "…qualify for an additional 5 mph reduction as High Pedestrian & Bicyclist Activity Corridors because they are within 1,320 feet of a sidewalk, bikeway, and/or transportation priority area and contain an intersection identified in the City's 2024 Systemic Safety Analysis. All 189.6 miles of Safety Corridors also qualify under this category"

Aero drive is considered a "Business Activity District". The definition is "Commercial streets where frequent parking, loading, and street crossings increase interactions between vehicles and people. What the law allows: "Speed limits may be reduced to 25 mph or 20 mph on qualifying commercial streets to better match the level of activity and conflict along the corridor."

Read the report for yourself here, there is a LOT of information and potential speed changes coming:
https://www.sandiego.gov/sites/default/files/2026-02/comprehensive-speed-management-plan.pdf

AI and Datacenters in San Diego

Recently our mayor and city council both agreed to back a 45-day moratorium on permitting approval and development within city limits. The NAVWAR site (located near Old Town) was identified as a potential location for a datacenter which kicked off these conversations.

https://www.nbcsandiego.com/news/local/data-center-moratorium-unanimously-passes-at-san-diego-city-council/4092956/

Next SMCC general meeting is January 26th 2027

Our next General Meeting is Tuesday, January 26th, 2027 at 6:30pm at the Serra Mesa\Kearny Mesa Library. I Look forward to seeing everyone again after the Holidays. Please tell all of your friends and neighbors to subscribe to our newsletter and come to our next meeting. I'm sure we will have an exciting lineup of speakers for our January 2027 session!

In the meantime- Happy Thanksgiving, Merry Christmas, and have a Happy New Year!

Joe Konieczka, **President**, **Serra Mesa Community Council**

Website | **Observer Newsletter** | **Serra Mesa on X** | **Serra Mesa on Youtube**



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

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: November 19 and December 17. To contact us, email smpg@serramesa.org. Agendas and minutes are Here.

Elections: SMPG's bylaws allow fourteen 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. There are openings.

SMPG only meets when there's an agenda item pertinent to Serra Mesa or along our border (e.g., Aero Drive). SMPG's bylaws and community plan are Here. The Serra Mesa Community Plan, adopted in 1977, is one of the oldest community plans in the city. At some point the City will schedule an update and the community needs to be involved, including interested residents and professionals (e.g., experts in land use, planning, housing, recreation, etc.). Now is a good time to become involved and to begin thinking about Serra Mesa's future!

Update

Taft Middle School Drop-Off/Pick-up Safety Concerns — Follow up meeting on traffic safety concerns held on October 19 at Taft. Refer to article in this Observer edition.

Vacant Lots at Ruffin/Gramercy Corner (9160 and 9280 Gramercy Dr) — SMPG discussed Mayor's response to SMPG letter and will follow up with additional questions. Refer to article in this Observer edition.

Future Agenda Items

Application for Conditional Use Permit for ABC Type 21 License at 3355 Sandrock Rd — Notice of Application and San Diego Police Department Recommendation are at https://www.serramesa.org/smpg/smpg-documents, scroll towards bottom.

Application for 8105 Birmingham Way Public Right-Of-Way Vacation — Vacate the cul-de-sac termination of Children's Way, located east of 8105 Birmingham Way, 0.17 acre. Notice Here.

Draft Bicycle Master Plan — Shows changes for number of streets in Serra Mesa. Comments due by Nov 30. Refer to article in this Observer.

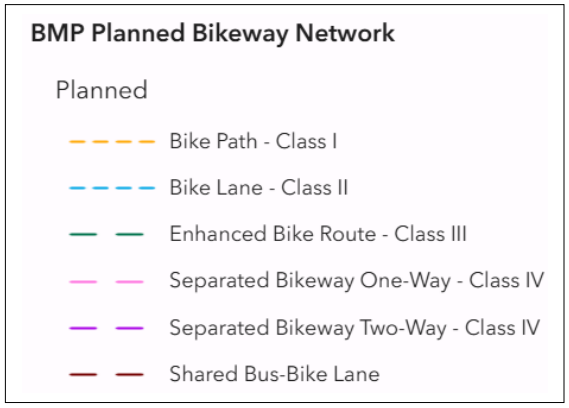
The County Grand Jury issued a report with recommendations on the City's bicycle infrastructure, connectivity, remediation and path improvements and enforcement. One recommendation was "Acquire another sweeper that can service Class IV bike lanes and implement a routine sweeping schedule instead of relying on Get It Done requests." City staff's response was "Will Not Implement". The Community Planning Committee, comprised of representatives from each planning group, passed a motion at their October meeting to comment on their concern regarding lack of maintenance on Class IV bike lanes. (Aero Dr is an example.) This is pertinent because the Draft Bicycle Master Plan shows additional Class IV bike lanes in Serra Mesa.

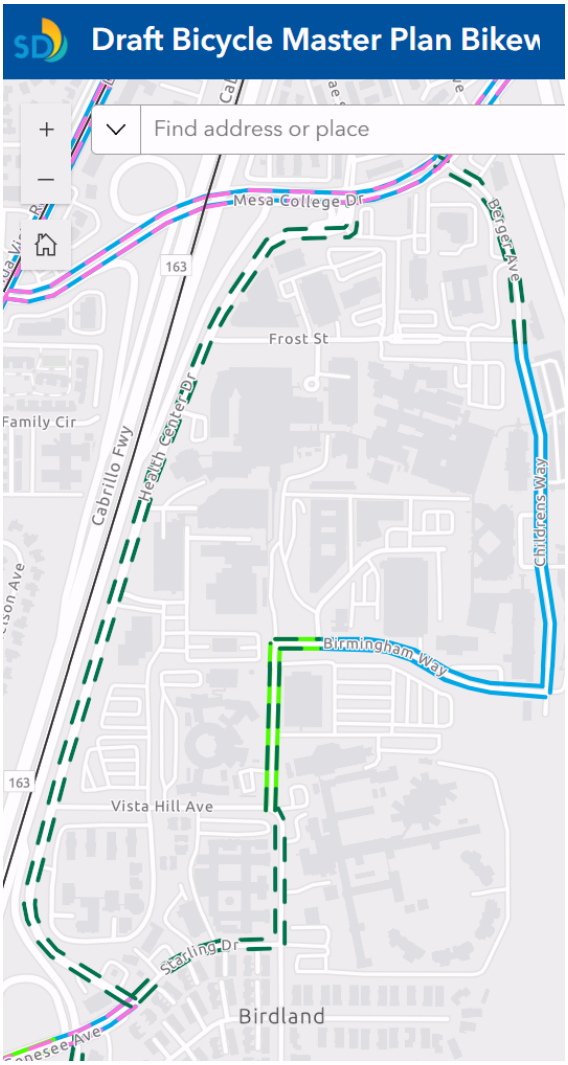
Birdland Housing Project Proposal: San Diego Unified School District (SDUSD) proposes to build affordable multi-family housing for educators and staff at their Cardinal Lane property in the Birdland area. Refer to article Here, p. 9.

Draft Bicycle Master Plan—Comments Due by Nov 30

The draft plan is Here. Solid lines on maps indicate existing conditions; dotted lines, planned. Terminology:

- Class II Bike Lane—bikeway located on street designated for bikers; uses striping, pavement markings, & signage
- Class III Bike Route—shared-lane located on the street with bikers and drivers sharing same lane; shows pavement marking, such as sharrows
- Class III Enhanced Bike Route—"Unlike traditional Class III bike routes, which primarily rely on pavement markings and signage, bicycle boulevards include traffic calming and intersection improvements..." Depends on roadway but improvements may include curb extensions, traffic diverters, speed cushions, sharrows, wayfinding signage, traffic circles or roundabouts, raised crosswalks, bicycle signal detection.
- Separated Bikeway Class IV—"On-street bikeway that combines the alignment of a traditional street lane with a distinct physical barrier separating people riding bikes from adjacent car traffic."

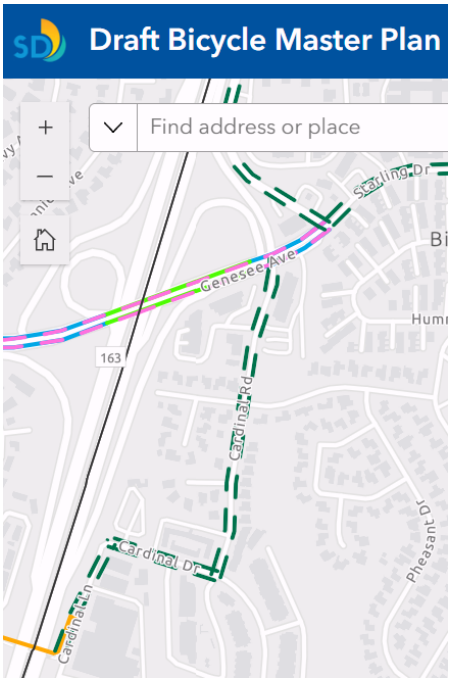




Enhanced Bike Route-Class III for Berger Ave between Frost St and Mesa College Dr. Impact on street configuration depends on the suggested improvements.

Enhanced Bike Route-Class III for Health Center Rd. Health Center Rd includes 2 travel lanes and in some areas a parking lane. Impact on street configuration depends on the suggested improvements. Emergency vehicles need immediate access to emergency services without impediments; and before improvements are considered emergency concerns need to be addressed.

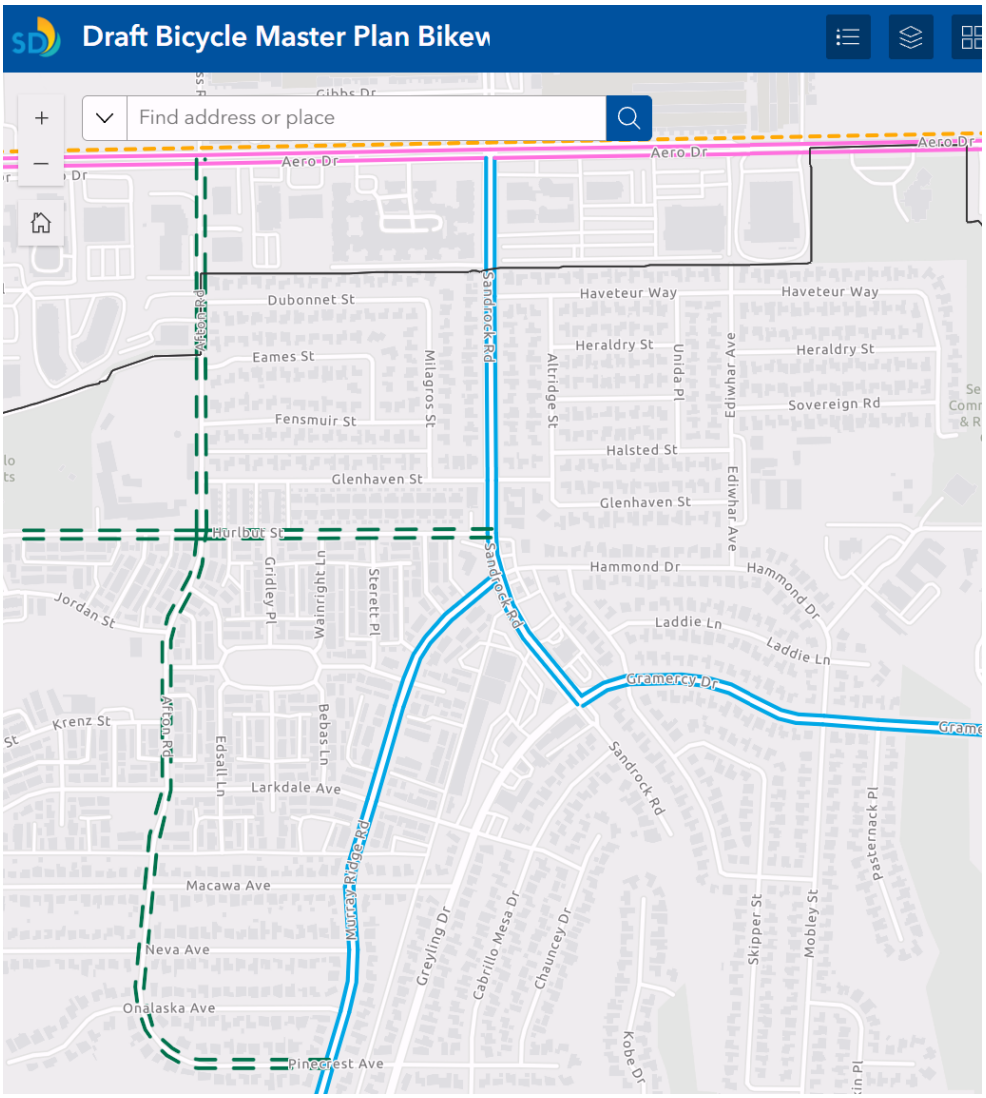
Enhanced Bike Route-Class III for Meadow Lark Dr, Starling Dr, Cardinal Dr, Cardinal Ln. Impact on street configuration depends on the suggested improvements. Birdland area is a cul-de-sac neighborhood with only one way in and one way out. Before improvements are considered the impact on emergency vehicles, on residents living in the area, on employees working in the professional buildings, and the evacuation route need to be addressed. Additionally, there is construction planned for a 100+ unit residential complex along the route that could further impact traffic, access, and bicycle safety.



Separated Bikeway One-Way-Class IV Genesee Ave between Health Center Rd and 163 freeway. Space limitation?

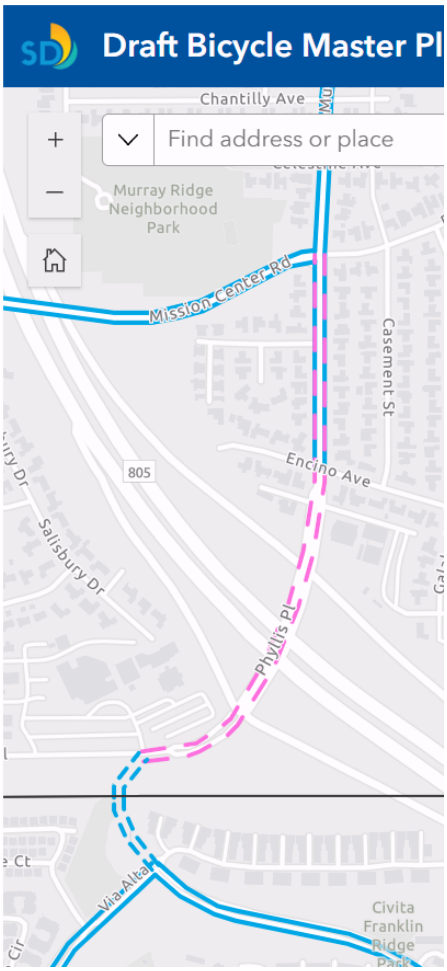
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Draft Bicycle Master Plan—Comments Due by Nov 30 continued from previous page



Existing Class II bike lane on Gramercy Dr between Mobley and Sandrock. This area of Gramercy has 2 parking lanes, 4 travel lanes and a middle turn lane. Serra Mesa Planning Group was unsuccessful at correcting the inaccuracy that shows non-existing Class II lanes before acceptance of 2013 Bicycle Master Plan. To add Class II Bike Lanes will require a reconfiguration of the street. Area has pavement markings of Class III Bus Route.

Enhanced Bike Route-Class III for Hurlbut and Afton. Impact on street configuration depends on the suggested improvements.



Separated Bikeway One-Way-Class IV for Murray Ridge Rd between Mission Center and bridge and Phyllis Pl between bridge and Franklin Ridge Rd (not built yet).

- **Murray Ridge between Mission Center and the bridge** has 2 parking lanes, primarily two travel lanes, and a middle turn lane. Reconfiguration of the street is needed to accommodate a separated bikeway.
- **Bridge** has 4 travel lanes; but the 2017 Franklin Ridge Rd connection approval shows the Murray Ridge bridge will be restriped to 5 lanes and 2 bike lanes. Is a separated bikeway and 5 lanes feasible on a narrow bridge? Caltrans has authority over the bridge.
- **Phyllis Pl between bridge and Franklin Ridge Rd** has 2 parking lanes, 2 travel lanes and a middle lane.

Comments on the Draft Bicycle Master Plan, due by Nov 30, can be submitted Here.



Taft Safety Issues

On October 19 Dr. Michel Cazary, Area B Superintendent, organized a follow-up meeting to discuss Taft safety issues. In attendance were Miles Noel, City Councilmember Raul Campillo's representative; Hortencia Garcia-Rubio, Taft Principal; Dr. John Iverson, Taft Assistant Principal; Kurt Stolle, SDUSD Facilities Planning & Construction; Enrique Ruacho, Chief of Staff; Manny Del Torro, SDUSD Police Chief Assistant; representative from Retired Senior Volunteer Patrol (RSVP); Cindy Moore, Serra Mesa Community Council; and Chris Rosemond, Serra Mesa Planning Group.

Dr. Cazary's meeting summary:

> "I want to thank Principal Rubio-Garcia and Associate Principal Iverson for sharing their school updates on efforts to reduce congestion, including opening alternative pickup and drop-off areas, notifying families of traffic changes, and adding signage and cones near the bus zone. While the use of Lot B has helped, limited driveway space, staff departures, double parking, and restricted bike lane access continue to create challenges. Adequate supervision and coordination with bus schedules remain important.
>
> School and community representatives agreed that congestion remains a significant concern, particularly during the approximately 10-minute afternoon pickup period. U-turns, left-hand turns, and vehicles competing for limited pickup space pose ongoing safety risks. The group emphasized the need for improved traffic flow and safer pedestrian access.
>
> City and SDUSD updates included potential curb repainting, driveway widening, and sidewalk signage. The HAWK pedestrian signal has qualified for installation and is awaiting funding.
>
> Our discussed next steps were:
>
> - Explore traffic-calming measures, including concrete medians and alternative pickup and drop-off configurations.
> - Investigate additional traffic support during dismissal.
> - Continue addressing parking violations and enforcement in designated pickup zones.
> - Identify opportunities to promote safer student behaviors during arrival and dismissal.
> - Continue coordinating infrastructure improvements and funding for pedestrian safety measures.
>
> The group agreed to continue collaborating on solutions and follow up on outstanding action items. The next meeting will be planned for January 2027 to review progress and determine additional needs."

Editor's Note: After the meeting some attendees reviewed the site and discussed increasing the number of parking spaces in front of the school by reducing the red parking areas that may no longer be needed since not as many buses are used. Also, Miles Noel will check into restricting parking at specified times at the Ruffin cul-de-sac.

Update on Vacant Lots at Ruffin/Gramercy Corner

The Serra Mea Planning Group sent a letter to Mayor Gloria on August 20 with lots of questions. The timely response from Michaela Valk, Mayor Gloria's representative, provided the following information:

Previous Mission Village project which included a community room and a conditional $500,000 for community "did not proceed through the development process" and "do not apply to the current project."

PRJ-1131973, opened and closed in 2025, was for a preliminary review for a proposal for 199 for-sale dwelling units, 8 would be shopkeeper units.

PRJ-1136506—Current proposal is for a Tentative Map Exemption to consolidate two existing parcels into one parcel, approximately 9.05acres, and includes 9160, 9190, and 9280 Gramercy Drive.

Project information:

- 199 for-sale dwelling units
- 8 shopkeeper units, along Gramercy Dr
- 398 parking spaces
- Owners: 9160, LLC; 9160 GC, LLC; 9160 Three, LLC; MVP TWO, LP; MVP, Three, LP; & Mission Village Properties, LP
- Developer—KB Homes
- Project status—Recheck Required, means applicant needs to resubmit and respond to staff comments
- 9160 Gramercy Drive (former Guild Mortgage building)
  - July 9—Active Code Enforcement Case (CE-0542361) opened
  - Aug 10—Abatement notice issued to property owner requiring property be cleaned, boarded, and secured
  - Sept 9—Owner maintains secured property; submitted copies of Letter of Agency and Statement of Intent Owner is waiting on County's approval on asbestos clearance before removing debris.
  - 1st Week Nov– Development Services Department to follow up with contactor on status & demolition date

Michaela Valk besides providing the most recent status of 9160 Gramercy Dr., wrote that "Concerned constituents may contact Zoning Investigator Jahmal Robbins directly at JARobbins@sandiego.gov to discuss his investigation or provide additional information."



A GREAT TIME FOR HOLIDAY SHOPPING!

The San Diego Mineral & Gem Society presents GEM DIEGO, San Diego's Finest Gem & Mineral Show! November 7-8, 2026 SAT 10-6 & SUN 10-4 Located at 2600 Laning Rd. San Diego 92106 (1/2 block No. of S.D. Bay & N. Harbor Drive). FREE ADMISSION & Ample FREE Parking, eateries right next door. FREE GEM ID, 20+ exhibits, 29 dealers in custom jewelry, dazzling faceted gemstones, rough, crystals, fossils, unique minerals, books slabs, raffle door prizes and grand prize (do not have to be present to win), lapidary demonstrations, kids zone and everything a Holiday shopper would want. Trained Service Animals Only!



Construction as of October 28

Update on Sandrock Apartments

At the Serra Mesa Community Council meeting on September 29 Adrian Rivera, CommunityHousing Works, made a slide presentation, which included the floor plans, and answered questions on Sandrock Apartments.

Highlights include:

- 60 units, 22 parking spaces, Veteran and affordable housing
- Features: community room w/kitchen, computer room, courtyard, elevator, on-site laundry room, resident service offices
- Timeline: Dec 2026-Jan 2027, Framing (Level 3-Level 4); Jan-July 2027, Exterior Finishes and Roof Height; Aug-Sept 2027, Exterior Landscaping and Street Work; Oct-Dec 2027, Grand Opening and Move-ins
- Veterans Affairs Supporting Housing—Identifies eligible veterans and provides support
- General Lease-Up—Applications open 120 days before Certificate of Occupancy



Construction photos from presentation.

Subsequent to the presentation, Adrian provided the following answers to questions:

Are there background checks administered for applicants going through the lease-up process?

Yes, CHW and our property management partner will conduct a background check on all applicants going through the lease-up process; this includes both VASH applicants and the general affordable applicants.

Unit Sizes

- *1BDR: 496 - 500 SF*
- *2BDR: 808 SF*

List of all CHW communities

All CHW communities can be found on our website using this link: Communities - Community HousingWorks.



Sewer/Water Lines in Serra Mesa

Many of the single family dwellings in Serra Mesa were built in 1950-60's. At the time cast-iron was used for the water mains; concrete or vitreous clay for sewer mains and laterals The City is replacing aging systems and groups projects together in a location. Private contractors bid on projects.

"On Group jobs, the sewer mains are generally replaced first throughout the entire project because they are farther underground and require a deeper trench than water main replacement. The new sewer main is installed in the street, and then the new laterals are connected to the existing sewer pipe that comes out of the home or business. This new lateral also includes a clean-out connection that is installed at the property line, which is typically 10-25 feet behind the face of the curb." Water lines, which are required by health code to be 10 feet from the sewer main, are installed later. More details Here.

Terms

- Main—large pipes under street or alley; utility's responsibility; usually 6-10 feet down; size: water, 6-12 inch; sewer, 6-12 inches
- Services—small water pipes that extend from the main to each house
- Public Lateral—sewer line from public right-of-way to the main; responsibility of city
- Private Lateral—sewer line from building to connection point with public lateral; responsibility of homeowner
- Public right-of-way—easement for streets, alleys or other public uses; generally sidewalks considered private property; state law mandates owner responsible for sidewalk

According to the City's website "The program for City wastewater crews to install sewer laterals is currently suspended. Please obtain a public improvement permit and contract with a Class A licensed contractor to complete the work."

The City provides a Customer Service Policy Manual Here.

Blockage

If neighbors are backing up, also, call the City's emergency line, 619-515-3525.

If only your house, it could be a lateral. To confirm owner's responsibility: Contact 619-515-3500 with your address.

Repair Services

Contact Sewer Services Company or Companies: Request bid—services, price for each service item, deposit if needed, warranty information. Camera footage can confirm blockage; one basis for determining repair options (sewer line repair, replacement, trenchless). Sewer Lateral Work requires contractor's CSLB license; confirm license at CSLB site.

Finished Work: Ask for after video and written warranty (length, exceptions, if it transfers)

Editor's Note: The impetus for this article was an email received from San Diego Sewer and Drain. There are numerous companies and websites with valuable information on repair/replacement basics, reasons for failure, guidelines for service requests, costs, bids, insurance, etc.

Airport Update

New SkillBridge Internship at Montgomery-Gibbs Executive Airport Spans Military-to-Civilian Careers



Just in time to recognize Veterans Day, Montgomery-Gibbs Executive Airport (MYF) has recently concluded an inaugural SkillBridge internship with a local Navy resident. SkillBridge (https://www.skillbridge.mil/) is a Department of Defense initiative for active-duty service members who have 180 days or less remaining before their military discharge date. The program connects the individual with a civilian employer and a full-time internship that provides an opportunity to gain marketable skills, creates industry relationships, and supports a productive transition from a military to a civilian career path — all while maintaining military pay and benefits.

The City of San Diego has been a SkillBridge provider of internships since 2024 and 13 different City departments and divisions ranging from ADA Compliance and Accessibility Division to the Transportation Department currently participate. In June of this year, the Economic Development Department - Airports Division was invited to host an internship for a local Sailor near the end of their service.

Chief of Airports, Deputy Director Jorge Rubio and his staff developed a 17-week schedule that covers all aspects of running a municipal airport such as Montgomery- Gibbs Executive Airport or Brown Field in Otay Mesa. With MYF team supervision, and one to two weeks devoted to each focus area, this SkillBridge participant's duties included:

Operations & Maintenance (MYF and Brown Field): Work in both locations for airfield inspections, wildlife hazard management, airfield and landside maintenance, general lighting and infrastructure upkeep.

Leasing & Real Estate: Introduction to lease agreements for aeronautical and commercial tenants, communication with Fixed-Based Operators, and coordination of annual hangar inspections.

Capital Improvement Projects: Education on how larger projects are planned, designed, reviewed, and approved, including how construction oversight is managed.

Environmental & Noise Management: Assisting in noise abatement program and learning about environmental compliance requirements.

Finance & Administration: Getting overviews of airport budgeting, grant funding through the FAA Airport Improvement Program, procurements, and contracting processes.

Airport Safety & Compliance: Review of Federal Aviation Administration regulations and the airport self-inspection program, and participation in the Runway Safety Action Team.

Emergency Planning & Security: Learning about the airports' Letters of Agreement with emergency services, how Incident Command System and responses are coordinated, and how access control security protocols are managed and serviced.

Community Engagement: Participation in outreach efforts, attendance at Airports Advisory Committee meetings, learning communication protocols, and interacting with stakeholders.

Leadership & Career Development: Taking part in mock interviews, networking with other airport professionals, and visiting industry organizations who could potentially provide the SkillBridge intern with future job placement.

continued on next page

New SkillBridge Internship at Montgomery-Gibbs Executive Airport Spans Military-to-Civilian Careers
continued from previous page

Through the wide range of topic areas, periodic status reviews, and departmental meetings, this service member truly became a hands-on part of the team at MYF. The internship not only supplied the airport staff with additional personnel but also allowed this participant's military safety experience to contribute real-world context to current airport procedures. One takeaway the Sailor expressed was that "being in a corporate environment was nothing like the Navy", and that they had new insights as to what work life as a civilian Veteran could look like.

Everyone involved considered this first airport SkillBridge internship a success, and Director Rubio is looking forward to interviewing the next capable candidate. If you are on active duty and meet SkillBridge eligibility (https://www.skillbridge.mil/militarymembers), please connect with Jon Aasted, Program Coordinator – Veteran Engagement, at JAasted@sandiego.gov to explore how the City of San Diego can create a customized experience that could lead to a new and rewarding career.

To all Veterans and their families: Thank you for your service and Happy Veterans Day!

Article Submitted by John Embree, Serra Mesa Representative, Airports Advisory Committee

Airport and Leaded Gas

The nonprofit, inewsource, published an article about the Montgomery-Gibbs Executive Airport (MYF), "This San Diego airport is the nation's worst lead polluter. Its planes fly past 30 schools." Highlights of the article:

- Crownair Aviation partnered with the City to distribute UL94, a transition fuel, that has very little adoption by pilots
- According to an inewsource federal data records request MYF is the highest lead-polluting general aviation airport in the U.S.; large portion of leaded fuel is used by flight schools, which have nearly doubled from decade before
- Lead can cause permanent damage to the brain and central nervous system; can cause learning and behavior problems in children; County of San Diego doesn't conduct targeted testing of children in the surrounding area
- Three years ago the administrator of the U.S. Environmental Protection Agency indicated that aircraft with leaded fuel "the dominant source of lead emission in the air"
- In California starting in 2031 sale of leaded aviation fuel is banned; however officials state that the timeline "may slip"
- City's own master plan contains lead pollution data that should have triggered obligatory monitoring by the San Diego County Air Pollution Control District that never occurred, and the data suggests the EPA's estimates of lead pollution at MYF are significantly underreported

Additionally, there was discussion about Santa Clara County's efforts to ban the sale of leaded fuels and the role of the FAA.

MONTGOMERY-GIBBS EXECUTIVE AIRPORT NOISE COMPLAINT GUIDE

Does that airplane over your house sound too loud?

REPORT IT!

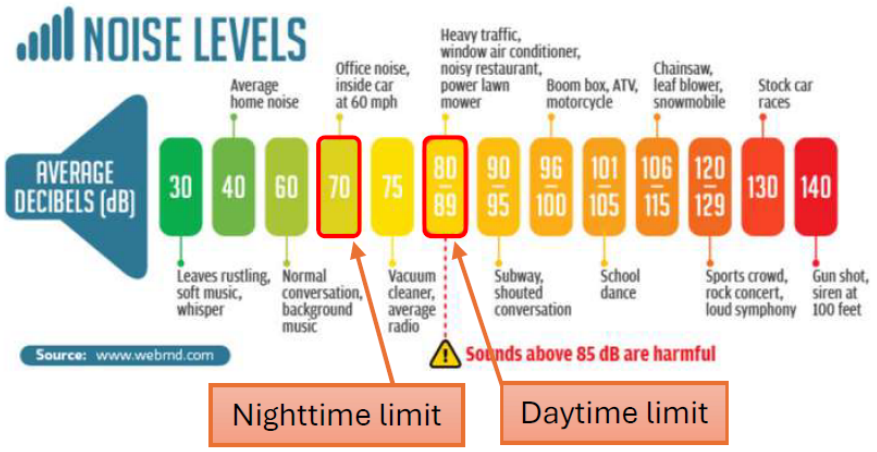
Detailed complaints help identify and track problem aircraft, activity, or areas. File an official Noise Complaint:

Airport Noise Abatement Officer
Phone: 858-573-1436
Email: Airports@sandiego.gov
Online: https://www.sandiego.gov/airports/noise/complaintform
Or scan this QR code

REQUIRED INFORMATION: Exact time, date, and address or location where the noise was observed.
OPTIONAL INFORMATION: Aircraft type, tail number, direction, decibel level, and if it was landing, taking off, or level flight all help but aren't required.

RESOURCES CAN BE FOUND IN YOUR APP STORE:
Flight tracking applications such as Flightradar24, FlightAware, or websites like https://globe.airplanes.live/
Decibel level measurement applications such as NIOSH Sound Level Meter or Decibel X

WHAT DOES 70 OR 88 DECIBELS SOUND LIKE?



WHAT NOISE LIMITS ARE IN EFFECT AT MONTGOMERY-GIBBS EXECUTIVE AIRPORT?

- Daytime limit of **88 decibels** from 6:30 a.m. to 11:30 p.m.
- Nighttime limit of **70 decibels** from 11:30 p.m. to 6:30 a.m.
- Military, law enforcement, emergency, fire or rescue aircraft, and medical flights **are exempt** from the noise limits

CAN THE CITY REQUIRE AIRCRAFT TO FLY AT HIGHER ALTITUDES OR NOT OVER MY HOUSE?

The Federal Aviation Administration (FAA) has the sole authority to control air traffic. Neither the City of San Diego nor the state of California can regulate the altitude, speed, direction, or location of aircraft in flight. If you have any questions about aircraft in flight or wish to report unsafe flying, contact the local Flight Standards District Office (FSDO) at 858-502-9882.

FOR MORE INFORMATION VISIT, THE AIRPORT NOISE MANAGEMENT FAQ:

https://www.sandiego.gov/airports/noise

Scan this QR code for more information

Serra MesaVillage
A Neighborly Network of Seniors for Seniors

https://serramesavillage.org/

It takes a Serra Mesa Village

Village Movement California is a manifestation of the "aging in place" trend among elderly populations.

Some of us are best suited to assisted living, nursing homes or other living arrangements. However, some of us want to remain in our homes.

The village movement is increasing in popularity. For instance, Serra Mesa Village has been around for about 15 years, and endures, supported by volunteers and neighbors helping neighbors. Just today, October 28, I attended a meeting of people interested in starting a Skyline Village in zip code 92114. A former Gerontology major intern from SDSU learned from Serra Mesa Village how to operate a village, from recruiting a board of directors to bylaws, to scheduling events.

Serra Mesa Village meets three times a month for a coffee chat, a lunch, and an educational program, such as Scams and Fraud, wildfire safety, to varieties of funeral arrangements.

If you would like to be notified of Serra Mesa Village events, please contact Preston Chipps at pchipps1@hotmail.com. If you would like to run for president, vice president, secretary or treasurer, we will hold elections in January. In the meantime, there are no dues, fees or money involved.

Serramesavillage.org
Preston Chipps
Alleged president, Serra Mesa Village



Oishi Sushi

Opened at 3298 Greyling Drive, former location of Kokoro, on Sept. 23. The restaurant has filed for an alcohol license to serve beer and wine.

Another Oishi Sushi is located in North Park.

Website at https:/oishisushisd.com/

Phone: 858-737-4198



Honoring A Volunteer Extraordinaire, Mary Johnson

Mary Johnson, an original Mission Village homeowner, and volunteer extraordinaire passed away on August 16 at the age of 91. She raised two children and worked full-time in education. Mary and her husband, Warren, who supported her efforts, enjoyed spending time with family and friends, the theatre, rodeos, visiting their cabin in the Laguna mountains, and travelling, including riding in their MG convertible.

We honor Mary's numerous contributions to Serra Mesa, provided without an expectation of recognition. She spent many hours representing Serra Mesa in meetings and at city hall, working on community projects, and mentoring future volunteers.

Mary's imprint is found on the major community groups. Her contributions include:

- Member of original group that wrote the Serra Mesa Community Plan
- Took lead in forming the Mission Village Homeowner's Association, responsible for saving the Mission Village hillside and Ruffin/Shawn canyon as open space
- Charter member of the Serra Mesa Community Council (SMCC); chaired the maintenance committee and "I Love A Clean Serra Mesa" and walked door-to-door to recruit new members
- Helped write and submit a grant that received funding for Serra Mesa Observer
- Served for many years as board member and officer on the Serra Mesa Planning Group; reviewed and commented on environmental documents
- Integral to the effort in Serra Mesa to protect open space and secured the "dedicated" designation for the Serra Mesa open space owned by the City
- Friends of Ruffin Canyon (FRC) member; worked with Taft students
- Community Forest Advisory Board member; promoted tree planting

Mary is missed – her smile, laughter, dedication, leadership, intelligence, graciousness, support and encouragement. We've lost a great friend, but Mary leaves a treasured legacy!





Mary with Taft Service Club and Friends of Ruffin Canyon tree planting.

Community 92123 EVENTS

A STRONGER SERRA MESA TOGETHER

NOV 1-31 — **NOVEMBER FOOD DRIVE**



Join our Community 92123 group chat on Whats App for information about drop off locations!

DEC 1-31 — **CHRISTMAS DECORATING CONTEST**

Decorating Window: Nov 1st - December 19th
Entry Deadline: Friday, December 18th
Judging Day: Sunday, December 20th

1ST: $300 | 2ND: $100 | 3RD: $50

SCAN QR TO ENTER!

DEC 12 — **SANTAS COMING TO SERRA MESA**

Join us at Bear Buns Bakery for a magical holiday visit with Santa!

SCAN HERE TO RSVP!

DEC 19 — **FRENCHIE MEETUP @ CANINE CANYON PARK**

FOLLOW FOR MORE INFORMATION ON OUR UPCOMING EVENTS AND RSVP LINKS!

@FRENCHIEMEETUPSD

Hosted by: Ana Hernandez

SERRA MESA CHURCH

9320 Success Avenue, San Diego, CA, USA



info@mesachurchsd.com

@mesachurchsd

MESA CHURCH SAN DIEGO

HOSTED BY YOUR LOCAL

Serra Mesa

REAL ESTATE TEAM

Proud to live, work, and give back in Serra Mesa. We're here to help with all of your real estate and mortgage needs and to continue building a stronger community together.



David Hussain
Realtor | DRE:02008317
(951) 491-5302
david@listedbydavid.com
@LISTEDBYDAVID

Ana Hernandez
Realtor | DRE:02210868
(951) 491-5302
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Loan Specialist
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(619) 769-6149
melissarodriguez.loans@gmail.com

BUYING A HOME | SELLING A HOME | INVESTMENT PROPERTIES | FINANCING SOLUTIONS | COMMUNITY EVENTS

Serra Mesa-Kearny Mesa Library 20 years old in December 2026. September/October edition included Amenities; July/August, architect's statement & photos of groundbreaking & Grand Opening; May/June, timeline.

Serra Mesa-Kearny Mesa Library Activities





Photos include annual Lunar New Year Celebration, City Councilmember Raul Campillo Town Hall, presentation by U.S. Congresswoman Sara Jacobs at Serra Mesa Community Council meeting, and periodic book sale sponsored by Friends of Serra Mesa-Kearny Mesa Library.





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Serra Mesa -Kearny Mesa Library Activities continued previous page



Sample of Regular and Special Activities including music performances, book club, yoga class, and park ranger providing nature show and tell show.

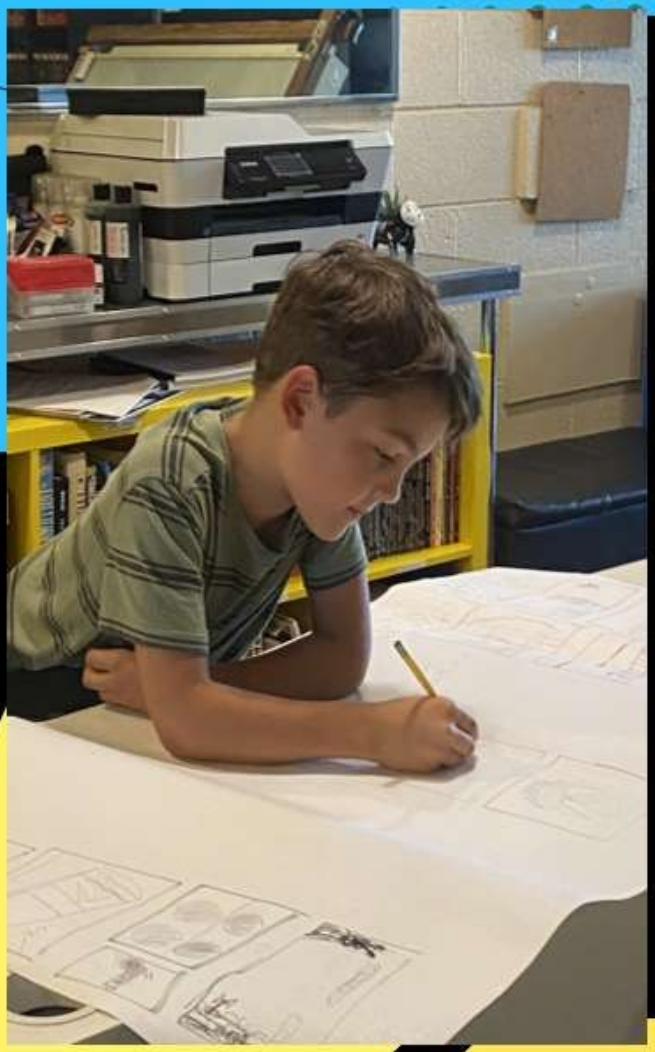








COMIC ART CREATION WORKSHOP



Wednesday
November 4 • 4:30pm
Community Room

Learn the awesome secrets and tricks for making your own comics, and how to improve your drawing skills and storytelling, whether you like manga, superheroes or Dog Man! Explore the art of comic storytelling in this workshop series led by comic art experts from Little Fish Comic Book Studio! For grades 2-6 !

Little Fish Comic Book Studio is an educational nonprofit that fosters awareness and appreciation of the comic arts in the San Diego region. The organization is dedicated to promoting the comic art form through programs with community partners and engaging events for students of all ages and backgrounds.

Use the QR Code to register.

Serra Mesa-Kearny Mesa Library
9005 Aero Dr, 92123 • 858-573-1396
facebook.com/SerraMesaLibrary

LITTLE FISH COMIC BOOK STUDIO

GOOD TRAINING

BRAZILIAN JIU-JITSU & KICKBOXING

SUNNY DOJO BJJ & KICKBOXING

GOOD COMPANY

SAN DIEGO, CALIFORNIA

Join us AT THE SERRA MESA-KEARNY MESA LIBRARY for a Demo

SATURDAY • NOVEMBER 7 • 1:30PM - 3PM • COMMUNITY ROOM













Sponsored by: the Friends of Serra Mesa-Kearny Mesa Library

Includes: Demo with Ninjas (ages 4-12) and BJJ Workshop (ages 13+)

Serra Mesa-Kearny Mesa Library
9005 Aero Drive San Diego , CA 92123
858-573-1396

Hosted by SUNNY DOJO
sunnydojo.com • 619-880-0273 • sunnydojosd@gmail.com
FOLLOW AND LIKE US SunnyDojoSD

Serra Mesa-Kearny Mesa Branch Library

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

Email Questions to **SMstaff@sandiego.gov**



Library Hours

Tuesday: 11:30 m - 8pm
Wed through Sat 9:30am -6pm
Sunday & Monday: Closed

Holiday Closures

Thurs, Nov 11, Veteran's Day
Thurs & Fri, Nov 26-27, Thanksgiving
Thurs & Frid, Dec 31 & Jan 1, New Years

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/

New or Special Programs/Events

Serra Mesa Kearny Mesa Library 20th Anniversary-December 12, 12:00-3:00pm

Join us in celebrating 20 years at the Aero Drive location. There will be a book sale, a bubble party, special guests, and more.

Art On Display: Poly Photo Club, September 3—November 27

Founded in 1948, Poly Photo Club, which is based in Balboa Park, has nurtured photographers of all types and skill levels to create diverse, award-winning photographs. For this show, 25 Poly photographers share a sampling of their best images that were selected for display at the 2026 San Diego County Fair International Exhibition of Photography, the largest juried photo show in North America. Opening Reception on Saturday September 26, 2026 12pm-2pm.

Comic Creation Workshop, November 4, 4:30pm

Learn the awesome secrets and tricks for making your own comics, and how to improve your drawing skills, whether you like manga, super-heroes or Dog Man! Explore the art of comic storytelling in this workshop series led by comic art experts from Little Fish Comic Book Studio. For grades 2nd-6th.

Jiu-Jitsu Exhibition, November 7, 1:00pm

Join us for a Brazilian Jiu-Jitsu and kickboxing demonstration led by Sunny Dojo BJJ and Kickboxing. Following the demo, participants ages 13 years and older are encouraged to stay for a Brazilian Jiu-Jitsu workshop.

Regular Programs

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

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

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Serra Mesa -Kearny Mesa Library continued from previous page

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.

Serra Mesa Book Club — 2nd Tuesday at 6:30pm

Love to read and talk about books? Join the Evening Book Club! Join the Serra Mesa Book Club! November 8 will discuss *The Housemaid* by Frieda McFadden, and December 8 will discuss *My Wild Ride Delivering the Mail in Appalachia and Finally Finding Home* by Stephen Starring Grant.

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.

Lego Club — Thursday, 2nd and 4th Thursday at 4:00pm (except November 26 and December 24)

Come build with us and become a Master Builder! Join us each month to enjoy and hour of free building and then see your Lego creations displayed in the library.

Knitting and Crochet Circle — Saturdays at 11:00am

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

Adult Craft Time – 4th Saturday at 3:00pm

Join us for a fun adult book-making craft with Envisionit San Diego! All materials provided. Call the Serra Mesa Library to register: 858-573-1396

Friends of the Library

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.

Friends of Serra Mesa-Kearny Mesa Library, Oct 3 Book Sale









Serra Mesa Recreation Center

9020 Village Glen Dr. (858) 573-1408

https://www.sandiego.gov/park-and-recreation/centers/recctr/serramesa. Program Guide: HERE

Schedule

Monday, Tuesday, Wednesday, Thursday: 1pm - 8pm
Friday, 12pm - 7pm
Saturday: 10am - 3pm
Sunday: Closed

Holiday Closure: November 11 & 26; December 25

Open Play: Basketball: Mon-Fri, 12:00pm-4:00pm; Sat, 9:15am-11:45pm; Volleyball: Sat, 12:00pm-2:45pm; Monthly schedules are posted online at https://www.sandiego.gov/park-and-recreation/centers/recctr/serramesa.

Basketball Clinics, Sept 8-Nov 17. Fee: $54

7U Pee Wee (Age: 7 & under): Sept 14-Oct 19, Mon, 4:00-4:50pm
10U (Age: 8-10): Sept 14-Oct 19, Mon, 5:00pm-5:50pm
12U (Age: 10-12): Sept 16-Oct 21, Wed, 4:00pm-4:50pm
15U (Age: 12-14): Sept 16-Oct 21, Wed, 5:00pm-5:50pm

Volleyball League, Aug 31-Nov 29. Fee: $80

10U (Age: 8-10): Practice Day/Time Tues/Thurs, 5:00pm-5:55pm; Games: To be determined
12U (Age: 10-12), Practice Day/Time Tues/Thurs, 5:00pm-5:55pm; Games: To be determined
15U (Age: 13-15), Practice Day/Time Tues/Thurs, 6:00pm-6:55pm; Games: To be determined

Soccer League, Sept 2-Nov 24. Fee: $80. Location: Wegeforth Joint Use Area

7U Pee Wee (Age: 7 & under): Practice Day/Time Wed, 4:00-4:45pm; Game Day/Time: Friday, TBD
10U (Age: 8-10): Practice Day/Time Wed, 5:00-6:00pm; Game Day/Time: Friday, TBD

Teen Program—Fee: $80

Girls Teen Basketball, Sept 14-Dec 14, Practice Day/Time: Mon, 7:00-8:00pm

Boys Teen Basketball, Sept 16-Dec 16, Practice Day/Time: Wed, 7:00-8:00pm

Meeting/Study Hall, Sept 2-Dec 16, Wed, 4:00-6:00pm

Ceramics—Fee: $10; Sept 2-Dec 16, Wed, Noon-4pm, Age 55 and older, Craft Room. Create and work on projects at your own pace. Studio offers 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.

San Diego Civic Dance Arts (Details not available as of press time)

Community Sports Information:

AYSO Soccer: Region 780- Registrar, https://www.ayso780.org

Serra Mesa Little League: https://www.serramesalittleleague.org

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://www.sangis.org/pages/interactive-map. 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

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:

(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."

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Development Project Resource Guide continued from previous page

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 ADU



Many communities have contended with large ADUs (Accessory Dwelling Units). Christian Spicer, formerly SDRE Homebuyers, nicknamed "King of ADUs", and Jesse Leon, JJL Investments, were involved in a project in Serra Mesa at 3346 Lockwood Dr, 7 ADUs. The financing of this project is featured in an article Here. The project was built at a loss and investors "lacked a complete accounting of the Lockwood's project expenses and rental income."

The City's permit website indicates that two of the units are Affordable ADUs. The property was sold in April. Lots of information about ADUs Here.

Projects & Other Information (Current November 2026)

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; staff approved.

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

3222 Mission Village Drive (former Tom Russell Chevron Station): 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 completed. Leasing information at https://www.deziapartments.com/.

3241 Mission Village Drive (former medical building complex) - 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; townhouses for sale units. Construction almost completed. Plans at https://citymarkdevelopment.box.com/s/1p564mqdb76pbwtusuq2o2p15kmpe4fr

Former Guild Mortgage Building, 9160 Gramercy Dr – Building burned down on July 5, 2026. 5/14/2025 – PRJ-1136506, Discretionary Project, A Tentative Map Exemption on approx. 9 acres zoned CC-1-3 for 199 for sale dwelling units, 8 of which shall be set aside as shopkeeper units. Accela Citizen Portal shows Recheck Required. Refer to Serra Mesa Planning Group letter Here.

Former Mission Village Shopping Center, across from Taft Middle School, 9280 Gramercy Dr. : 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 Refer to Serra Mesa Planning Group letter Here.

Sandrock Apartments, 3440 Sandrock Rd – Community HousingWorks (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. Funding secured in summer 2025. Temporary Certificate of Occupancy anticipated by October 2027. For more details, refer to https://www.serramesa.org/smcc/observer-newsletter/, Sept-Oct 2025 edition and article in this edition.

Kearny Mesa Projects/Issues

Aero Drive Family Apartments, 8575 Aero Drive – 100% affordable rate, 190 dwelling units in 6-story structure (5-story residential over a 1-story podium) with offices, community services space, and parking garage at ground floor; Mirka Investments, developer, Affordable Housing Communities | California LIHC Communities. (PRJ-1138239)

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Projects & Other Information continued from previous page

AMLI Aero, 8225 Aero Drive (3585 Aero Court)– Former Kelco building; developer AMLI Residential; 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. Currently leasing.

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).

Elowen, 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. (PMT-3158932) Currently leasing.

Arlow, 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.

From the past...before Mission Village Dr



Mission Valley's Farm Country: The Families Who Raised Crops and Cattle, September 23, 2026 article in OB Rag by Debbie L. Sklar, included the following description, "Guglielmetti Dairy remained on the future San Diego Stadium site as construction began in 1966. Photo and caption info by unknown, courtesy of the city of San Diego Digital Archives/1/14/1966."

San Diego Stadium was completed in 1967.

Aztecs Rock Hunger

San Diego State's Associated Students are hosting the Aztecs Rock Hunger campaign again this year to help raise funds for those who sadly have to cut back on nutrition with other burdening costs of living.

Proceeds go to the AS Food Bank and Economic Crisis Response Team on campus, and to the Jacobs and Cushman San Diego Food Bank. Last year, the CEO of the San Diego Food Bank personally thanked our Serra Mesa Community members for helping spread the word and assisting others less fortunate than ourselves. The campaign runs through November.



3 Easy Ways to DONATE NOW

1. Donate online at as.sdsu.edu/arh
2. At SDSU campus Starbucks, eateries and markets
3. Venmo @aztecsrock

Help us provide real meals, real relief and real support!

ASSOCIATED STUDENTS SAN DIEGO STATE UNIVERSITY

sdsu.edu/aztecsrockhunger
@aztecsrockhunger @aztecsrock

MTS Youth Opportunity Pass

Our Metropolitan Transit District is now offering a pilot program in San Diego County OFFERING FREE UNLIMITED PUBLIC TRANSIT TO ANYONE 18 YEARS OF AGE AND YOUNGER. This covers all routes on the MTS bus and trolley systems. Also included are the North County Transit rides offered on the Coaster, the Sprinter, the Breeze and Flex route systems.

Information about registering for this new free program can be found on their website at MTS/Youth Opportunity Pass. It is currently funded through June 30, 2027.

It'd be nice for parents to get a break from playing taxi for their children's afternoon activities. And, with the price of gas, it's an opportunity too good to miss. Help us spread the word so families can take advantage of this free beneficial program thanks to our friends at MTS.

MTS New LIFE Program

You may already be aware that fares for riding San Diego trolleys and buses increased this month for the first time in ages. The increase was necessary due to shortfalls in funding for our County's transit services. The increase was kept quite minimal particularly so as not to further burden low income families.

MTS has come up with another program to assist our community riders. The new LIFE Program (Low Income Fare Eligible) began October 1, 2026, and offers reduced rates to those actively enrolled in programs such as Medical, CalWORKS and CalFresh. More information can be found on their website at MTS/Life Program.

Please share this information with neighbors who may benefit from these new programs. Hats off to MTS for taking care of our riders as always.

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Dated Material

