Minutes of Serra Mesa Planning Group Regular Meeting

E-mail: smpg@serramesa.org www.serramesa.org/smpg
Address: SMPG, P.O. Box 23315, San Diego, CA, 92193

In person at Serra Mesa-Kearny Mesa Library, 9005 Aero Dr and via Zoom

Thursday, September 17, 2026

(Prior to SMPG meeting being called to order, John O'Brien, Serra Mesa Recreation Center Director, announced a workshop on Oct 6, and asked for representation from community. Interested in starting an advisory committee.)

Call to Order: The meeting was called to order by Chris Rosemond (Chair) at 7:15 pm.

Members Present: Jeff Berkwits, Kira Finkenberg (online), Joe Ippolito, Sharon Kramer, Cindy Moore (Secretary), Chris Rosemond (Chair).

Members Absent: Deborah Burns, Rick Gonzales, Wayne Harris, Cat Stempel.

Approval of Agenda: Motion made by Chris Rosemond and seconded by Sharon Kramer to accept Agenda as is passed (6-0-0).

Minutes: Motion made by Jeff Berkwits and seconded by Chris Rosemond to approve August 20, 2026 minutes as corrected (corrected name) passed (6-0-0).

Community Forum and Announcements: Kathleen Lippett mentioned city council debt burden, cartels and permits.

Representatives:

- Miles Noel, Staff District Representative, Councilmember Raul Campillo, District 7: Announced Sept 26 coffee, park commission issues, and will check into Hawk Beacon on Gramercy. In response to information from Miles Jeff will follow up on the street underpass (City's responsibility).
- Matthew Nasrallah, Associate Planner, City Planning Department. Not present.
- Michaela Valk, Community Representative, Mayor Todd Gloria. Not present. Sent written report that included information on El Nino preparedness, emergency preparedness event on Sept. 26, and active code enforcement for 9160 Gramercy Dr.
- State Senator Akilah Weber Pierson, Moana Alo. Not present.
- County Supervisor Joel Anderson, District 2. Not present.
- Imani Drew, Congresswoman Sara Jacobs: Reported on press act, grant, and the congresswoman's participation in 911 and community events.

Information and Action Items

- Info Item, City Response to Letter to Mayor regarding vacant lots on Gramercy Drive. Chris will submit a letter to Mayor with additional questions, including design, public improvements, process, etc. Refer to SMPG letter to Mayor.

Chair Report: No Report. Discussed agenda items for October 15: Presentation on DSD process and terminology (Miles Noel will follow up on it) & Notice of Application for ABC Type 21 License at 3355 Sandrock Rd. Jeff Berkwits will follow up on 8105 Birmingham Way Public Right-of-Way Vacation.

CPC: No Report.

Motion made by Chris Rosemond and seconded by Jeff Berkwits to adjourn meeting at 8:12pm. Next meeting scheduled for October 15, 2026.

Re: [EXTERNAL] Request for information on 9160 and 9280 Gramercy Dr

Yahoo/Inbox

Serra Mesa Planning Group

Fri, Nov 13 at 12:27 PM

From: smpg@serramesa.org
To: Cindy Moore
Cc: Valk, Michaela,
CouncilMember Raul Campillo, Noel, Miles

Hi Michaela,
I hope you and your team survived yesterday's Outlook apocalypse, haha. Would your team be able to respond to our follow up questions on PRJ-1136506 (copied below for convenience) before our meeting next Thursday 11/19? I'd like to be able to educate our group a bit more about the development process and manage their expectations regarding this rather large development intended for our community (of which I am overall supportive)?

- What does a Preliminary Review allow to occur? What compliance aspects or development concepts are reviewed or approved?
- What are the development steps after a Preliminary Review?
- According to the attached slide from the City's own Planning Group Training, Tentative Maps are Discretionary projects and thus should not be Process 1 Ministerial approvals. What are we misunderstanding about this project PRJ-1136506?
- If this PRJ-1136506 application for a Tentative Map Exemption to combine the two existing parcels into one for the future development of 199 for-sale units is a Process 1 Ministerial permit approval (with no required public notice), does that mean a future application for a Tentative and/or Final Map would be required to subdivide the united parcel into 199 lots/condominiums? Would that future application be a Process 2-5 Discretionary permit, which would then require public notice and that DSD request Planning Group comment and recommendation?
- If not, why not? If so, when would that be expected? What Process would that likely fall under?
- What is encompassed in the Tentative Map exemption process? Would this permit be approval for the development/construction of 199 units, or just approval to unite the two parcels into a single one (or effectively approval for both things)?
- How many levels will the proposed project be?
- What are the "public improvements, dedications and roadway restriping" concepts?
- Will the project require a traffic light at the at its entrance/exit?
- How can we be shown what plans or documents are created already for this project?
- How can we be provided contact info to reach out to the applicant for presentation to the SMPG?

Thanks,
Chris Rosemond
Chair, Serra Mesa Planning Group