

Kearny Mesa Planning Group

Kearny Mesa/Serra Mesa Public Library

Minutes for Meeting of October 18, 2023

Planning Group Members in Attendance:

<input type="checkbox"/> Tom Nickel	<input type="checkbox"/> Juan Arriaga	<input checked="" type="checkbox"/> Robyn Badilla	<input checked="" type="checkbox"/> Dave Dilday
<input checked="" type="checkbox"/> Lori Lents	<input checked="" type="checkbox"/> Dana Hooper	<input type="checkbox"/> Derick Applbaum	<input type="checkbox"/> Tana Lorah
<input checked="" type="checkbox"/> Meridith Marquis	<input checked="" type="checkbox"/> John Mulvihill	<input type="checkbox"/> Tim Nguyen	<input checked="" type="checkbox"/> Jack Slagle
<input checked="" type="checkbox"/> Karen Ruggels	<input checked="" type="checkbox"/> Jeff Sallen	<input checked="" type="checkbox"/> Ian Kerch	<input checked="" type="checkbox"/> Paul Yung

Community Members in Attendance: Meagan Glazier, Nancy Luevano, Steve Kerch, Elise Taylor, and Dustin Nguyen

- 1. Call to Order:** The Meeting was brought to order at 11:37 AM by Jeff Sallen, Chair of the Kearny Mesa Planning Group.
- 2. Meeting Minutes:** The Meeting Minutes from August 2023 were shared with all participants. A vote was taken and approved with no changes (7-0-4).
- 3. Non-Agenda Public Comments:** Jeff Sallen asked if there were any public comments from the audience participants. There were none at the beginning of the meeting.
- 4. Informational Item(s):**
 - Nancy Luevano, Community Development Project Manager with the City of San Diego Economic Development Corporation spoke in place of Michele Marano who was unable to attend the meeting. Nancy informed the Planning Group Members and community on the 2025-2029 Consolidated Plan. The consolidated Plan is prepared every five years, and its planning process serves as the framework for community-wide dialogue to identify housing, economic, and community development needs and priorities. Over the next few months, San Diego residents will be encouraged to share their insights through virtual and in-person community forums, and a community-wide survey.
- 5. Action Item(s):**
 - Randy LaChance with Voit Real Estate Services spoke on behalf of several existing Kearny Mesa landowners regarding the newly formed RMX/CC zones and the unintended consequences these new zones have played on previously conforming uses. The Planning Group voted to approve (11-0-0) a letter be drafted and sent to the City of San Diego Planning Director and Councilmember Kent Lee requesting for the Kearny Mesa Community Plan be amended to include the following verbiage:

“It is anticipated that the transition from Kearny Mesa’s predominantly light industrial and stand-alone commercial land uses to mixed use, transit-oriented development will take place through incremental implementation as individual properties are developed. While the Shift of land uses occurs over time, Light Manufacturing uses, Research and Developments uses, Distribution and Storage uses, Office uses, Retail Sales uses, Personal Vehicle Sales and Rentals and Commercial Services uses may locate or relocate to any tenant space on any premises within Kearny Mesa that retains previously conforming status for the IL-2-1 and LI-3-1 zones, regardless of the square footage of the tenant space; however, a change in use to a separately regulated use is not permitted. Previously conforming status shall remain with a premises until such time as all tenant spaces on a premises have been vacant for a period of two years, at such time the previously conforming status ceases.”

The above verbiage was taken directly from the recently updated Grantville Community Plan and revised so that it specifically addresses Kearny Mesa.

Following Randy’s presentation, Dustin Nguyen (Director of Community Engagement for Councilmember Kent Lee) addressed the community and gave a brief update on happenings in District 6 and current repaving project taking place along Convoy Street. Dustin concluded with a brief update on the future Convoy welcoming sign which will be the first in San Diego to be vertical; not horizontal.

Jeff concluded the meeting at 12:35pm.