

**Mira Mesa Community Planning Group
Draft Meeting Minutes**

Date/Time: Monday, August 15, 2022, 7:00pm

Location: Remote access meeting.

Mira Mesa Community Plan Update: There was Mira Mesa Community Plan Update subcommittee meeting at 5:30 PM prior to this meeting.

Call to Order/Confirm quorum: 7:00pm by Jeff Stevens – (16) Attendees | Quorum confirmed.

Attendees: Kent Lee, Andrew Miklusicak, Lillith Nover, ~~Ian Kerman, Craig Jackson~~, Ralph Carolin, Jon Labaw, Joe Frichtel, Bari Vaz, Jeff Stevens, Dorothy Lorenz, Keith Flitner, Craig Radke, Julia Schriber, Harikishan Parekh, Tiffany English, ~~Marvin Miles~~, Justin Mandelbaum, Mike Linton, Phillip Linssen.

1. Non-Agenda Public Comments: 3 Minutes per speaker
 - a. Becky Rapp – Concerned about Marijuana Code changes. 5 proposed of marijuana outlet locations. Each district was supposed to have only 4. She has concerns.
2. Modifications to the Agenda
3. Adopt Previous Meeting Minutes (Action) - **Approved(16), no objections. Adopted.**
4. Report of the Chair. Mail:
 - a. Notice of utility relocations prior to reconstruction of Parkdale and Gold Coast (happening now). While construction work is scheduled to start in the fall of this year, multiple underground utilities from San Diego Gas & Electric, AT&T and Spectrum Charter Communications, among others, will need to be relocated.
 - b. Notice of hearing via Hearing Officer on Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) located at 7380 1/3 Calle Cristobal, approved by MMCPG in June.
 - c. Notice of approval of a Neighborhood Use Permit for a proposed Comprehensive Sign Program for 3 Roots Development. Reviewed earlier. We had some issues with it.
 - d. Report on City bicycle program including a list of streets for slurry sealing with bike lanes affected.
 - e. Notice of storm drain replacement near Dowdy drive.
 - f. Report to the hearing officer of non-residential subdivision of two parcel lots into three parcel lots and the construction of four light industrial warehouse buildings on the newly created parcel on Nancy Ridge drive. Approved by MMCPG 16-1-1 in April 2019.
 - g. Plans for T-Mobile at Residence Inn. On agenda tonight.
5. Old Business
 - a. Community Plan Update – Alex Frost. Discussed comments received on the discussion draft of the Mira Mesa Community Plan update.
6. New Business
 - a. PRJ-1049687 5910 Pacific Center Boulevard – Theodore Shaw (Sterling Bay) (Action)

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- i. Lot line adjustment – pull one of the lots out of the coastal zone. Makes it easier to process for new project.
 - ii. Refer to presentation
 - iii. **Approved** – 15 approved, 1 opposed
 - b. PRJ-1054295/7720 Kenamar Ct Rezone – Khoa Nguyen (Action)
 - i. IL2.1 Current Zone – requesting to rezone to IL-3-1
 - ii. Refer to presentation
 - iii. Proposing 8K SF restaurant. SDMC limits to only 3K SF currently. Rezone will allow for increased size of restaurant.
 - iv. DSD staff is recommending for approval
 - v. **Approved:** 16 approved
 - c. PRJ- 1058331- Charter Wireless Communication Facility - Michael Hadland (Action)
 - i. Electrical Box - Resiliency strategy to provide 72 hour back up
 - ii. Public Safety for power outages, earthquake and wildfire.
 - iii. Will be placed adjacent to existing cabinet on Valdosta Ave in city right of way.
 - iv. No noise. Battery back only in case of emergency.
 - v. **Approved with condition** to move to the right of the existing electrical box and MMCPG approves. Move section of fence homeowner has placed in the right away. 13 approved, 2 opposed, 1 abstain
 - d. PRJ-1056617 – T-Mobile cell site – Residence Inn 5995 Pacific Mesa Court (Action)
 - i. Mono – Eucalyptus Installation at Residence Inn, will encroach in side set back 10’
 - ii. Refer to presentation for details
 - iii. Increases coverage in the area
 - iv. Proposed as a co-location and could be used by other carriers
 - v. **Approved.** 14 approved, 2 opposed
 - e. Gold Coast Reconstruction (Street Reconstruction Group 1801) Update - Chun Yu Chan | City of San Diego & Mastaneh Ashrafzadeh – UPDATE ONLY chanc@sandiego.gov or 619.533.7416
 - i. Priority of Councilmember Chris Cate’s office.
 - ii. See presentation provided.
 - iii. Construction start Fall 2022 / Construction Complete Fall 2023
 - iv. Bids open end of August 2022
 - v. Two Phases: Phase A: Infrastructure , Phase B: Roadway work
 1. Start in the East, 1.7 miles moving towards to West.

7. Elected Officials/Government Agencies

- a. United States Congress – California 52nd District - **No representative present**
- b. California Senate – District 39 – **Diana Lara**
 - **Budget recap - \$3 Million Olive Grove Community Park upgrades.**
 - **Will come back and provide more in depth budget items**
 - **Moving offices; will send move date email once**
- c. California Assembly – District 77 - **No representative present**

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- d. San Diego County – Board of Supervisors District 3 – **Amanda Berry**
- Amanda.berry@sdcounty.ca.gov
 - Information on Monkeypox:
 - https://www.sandiegocounty.gov/content/sdc/hhsa/programs/phs/community_epidemiology/dc/human-monkeypox.html?fbclid=IwAR1DyzB1XwECIxlKLT6vM1AFTKy4dm4IZIbriBTvZ76v0MLg1Moa4uPg7HI
 - To get regular updates text COSD MONKEYPOX to 468-311 to get text alert updates on the issue.
 - Sign up for more updates from the County via our newsletter at: <https://remer.nationbuilder.com/join>
- e. San Diego – Mayor’s Office: From **Michaela Valk** - mvalk@saniego.gov
8/15/2022 Email received
Climate Action Plan 2.0 Signed into Law

- Mayor Todd Gloria signed the City’s Climate Action Plan (CAP) update, which will guide many aspects of City policy and operations toward meeting an ambitious new emission-reduction target.
- The Mayor’s CAP update puts San Diego at the forefront of climate action nationwide, setting an aggressive target of net-zero greenhouse gas (GHG) emissions by 2035. In order to achieve these reductions, the plan calls for the City to:
 - Phase out 90% of fossil fuel use in buildings by 2035 through electrification, appliance swaps and other emerging technologies, improving efficiency and indoor air quality;
 - Work with San Diego Community Power to offer 100% renewable electricity for all customers in San Diego by 2030;
 - Plan for and invest in a mobility network that shifts 50% of all trips to walking, biking or transit and reduces the overall need for vehicle use by 2035;
 - Support and accelerate the transition from combustion to electric vehicles, to account for at least 25% of light-duty vehicle miles traveled by 2035;
 - Reduce waste production and divert 90% of waste away from the landfill by 2035;
 - Restore 700 acres of wetlands and related habitats to promote carbon storage and ecosystem health; and
 - Achieve 35% urban tree canopy coverage by 2035 by planting and maintaining tens of thousands of trees, focused first in underserved communities that are vulnerable to extreme heat.
- A complete implementation plan is being drafted and will be released before next year’s budget proposal, and each department responsible for CAP actions will be required to provide annual work plans to show how they will carry out the plan’s identified strategies.

Mayor Gloria's 2nd Housing Action Package

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- Continuing his efforts to build more homes that San Diegans can actually afford, Mayor Todd Gloria today unveiled the second Housing Action Package under his “Homes for All of Us” initiative, which seeks to address the housing crisis by making it easier to build new homes for people of all income levels in all corners of the city.
- Here are the details:
- **Senate Bill 10 implementation:** SB 10, passed by the state legislature in 2021, allows cities to approve projects that build up to 10 homes per multifamily-zoned parcel in transit-rich areas through a streamlined process, with a potential option for additional homes on single-family zoned parcels in transit-rich areas. The additional homes would be allowed subject to certain regulations, including the provision of onsite affordable homes.
- **Affordable housing anti-displacement protection:** This action would strengthen the City’s regulations to protect tenants in existing affordable homes who could be displaced by the construction of new homes by lengthening noticing requirements, providing relocation assistance and prioritizing existing residents, which will be informed through the public-engagement process.
- **Complete Communities Housing Solutions refinements:** The Complete Communities Housing Solutions package of incentives was approved in 2020. This action would include certain refinements aimed at incentivizing the production of new homes for families of all sizes, including potential new incentives for homes with three or more bedrooms and moderate-income homes.
- **Homes on underused commercial sites:** Vacant or underused retail, office and shopping center sites may be appropriate locations for new homes. This action would include new development incentives for new affordable homes on these sites.
- **Incentives to discontinue harmful uses near sensitive residential uses:** This action is intended to phase out harmful industrial land uses where housing is allowed in order to increase the availability of land available for affordable housing and advance environmental justice in neighborhoods that have been disproportionately affected by pollution.
- **Offsite density bonus and inclusionary-housing requirements:** Under the City of San Diego’s inclusionary-housing ordinance, housing developers are required to build a certain number of affordable homes or pay into a fund used to create affordable housing. Currently, they may build those affordable homes offsite within the same community planning area. This action aims to create more affordable housing in communities that currently lack it by redirecting construction of these homes, whether created through the fund or the offsite option, to “high resource” areas — areas close to good-paying jobs that have low levels of air and water pollution and a high educational achievement.
- **Single-room occupancy (SRO) home incentives:** SRO homes are a housing type for residents with very low incomes and residents at risk of

homelessness. This action would include development incentives to construct new SRO homes.

- **Student housing:** San Diego's lack of student housing puts pressure on the housing market for the non-student population. This action would allow for private, dormitory-style efficiency homes in multifamily locations near universities and close to transit.
- **Accessory Dwelling Unit (ADU) Home Density Bonus and Accessible ADU Programs:** ADU Home Density Bonus Program regulations are intended to allow for development of ADU homes throughout the City in a streamlined, cost-efficient manner. This action would develop ways to incentivize the production of low- and very-low-income ADU homes while maintaining or improving the current level of production under the program, as well as identify incentives for property owners to construct ADA-accessible ADU homes, based on further economic analysis.
- Workshops to obtain public input on these Housing Action Package actions will begin in September. Detailed regulations will be presented to the Planning Commission and the City Council's Land Use and Housing Committee in spring 2023.

Build Better SD Receives Council Approval

- Fulfilling a promise to deliver infrastructure improvements faster and more equitably across San Diego, Mayor Todd Gloria today secured City Council approval of his Build Better SD initiative, which does away with outdated, inequitable planning policies that restricted incoming public infrastructure fees to a single community and instead creates a more efficient and sensible citywide funding program.
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- Prior to Build Better SD, when private projects were built, the development impact fees (DIFs) property developers pay toward new infrastructure improvements, such as libraries, streets and other public spaces, varied widely across communities based on often decades-old planning documents. Collected fees went into 43 separate neighborhood funds, and these funds could not be shared across neighborhood lines.
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- Many of these individual pots of money were insufficient to finance planned improvement projects, resulting in a current combined total of \$222 million in unspent funds – funds that are unnecessarily constrained when infrastructure needs are so high across the City.
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- Build Better SD fixes this by putting future DIFs collected into citywide funds by asset type, which reduces the buckets of money from 43 to just a handful. This will facilitate more frequent updates to fees and projected infrastructure needs in coordination with City Council and community stakeholders. Infrastructure needs will be examined across San Diego and funding would be directed to high-priority projects.
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- Previously collected fees would remain restricted to the neighborhood in which they were collected, but can be topped off with new citywide fee collections to implement projects faster in every part of the city. This funding structure has already been applied to parks through the Mayor's Parks for All of Us initiative, which was approved by the City Council in August 2021.
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 - To ensure Build Better SD is implemented appropriately, the adoption includes new policies in the City's General Plan to prioritize investments in areas with the greatest needs, including where the most growth is occurring, and create more opportunities to gather community input on the types of infrastructure projects our residents most want and need.
- a. San Diego – City Council District 6 –***Councilmember Cate. Denise Torres – working with the Mayor's office on homeless problems.***
 - b. MCAS Miramar - ***No representative present***
 - c. Caltrans/SANDAG - ***No representative present***
8. Announcements: 2 Minutes per speaker. Community groups are encouraged to promote awareness of their events at this point in the meeting.
9. Reports
- a. Community Planners Committee. CPC elected Andrea Schlagetter as Chair after Barry Schultz withdrew his candidacy. CPC elected Nick Reed as vice-chair and Jim Baross as secretary.
 - b. Los Peñasquitos Canyon Preserve Citizens Advisory Committee. Pam Stevens reelected as Treasurer.
10. Adjourn at 8:45pm