

Mira Mesa Community Planning Group

10606-8 Camino Ruiz #230
San Diego, CA 92126



Annual Report of the Mira Mesa Community Planning Group

April, 2020 - March, 2021

Section I. Introduction.

This is the annual report for the Mira Mesa Community Planning Group (MMCPG). For the period covered, the MMCPG officers were Jeffrey Stevens, Chair; Ted Brengel, Vice-Chair, Mary Lightcap, Secretary.

Section II. Administrative Matters.

The MMCPG has 19 members: 11 residential, 5 business and 3 property owner members. Two of the property owner seats are appointed by MMCPG to represent companies owning developable land within the community boundaries.

Nine regular meetings were held during the reporting period. Meetings were held on the third Monday of each month at 7 PM, except that the January and February meetings were held on the Thursday following the first Monday since those Mondays are holidays. No meetings were held in July and December. The April 2020 meeting was cancelled due to COVID-19. Also due to COVID-19, all meetings were held remotely using Zoom.

There were no revisions to the bylaws, procedures or policies.

Section III. Members Summary

Elections are held every two years and the biennial election was held in March 2021. Because there were fewer candidates than vacancies, the Planning Group voted to accept all continuing members. Two residential members did not seek reelection, and a third residential seat was declared vacant due to extended illness of the member. All three seats were filled with new candidates by a vote of the Planning Group. There are currently no Planning Group vacancies.

Section IV. Community Plan Preparation, Plan Amendments, and Implementation

Our Community Plan update began in July 2018. During the reporting period the Community Plan Update Advisory Committee, a subcommittee of the Mira Mesa Community Planning Group, heard and commented on City Planning Department proposals for the updated Community Plan.

We have reviewed plans for two large projects in Carroll Canyon, both of which require community plan amendments. The two projects are Stone Creek, by Vulcan Materials, and 3Roots, by Mesa Canyon Community Partners. The owners and future developers of the 3Roots property are Lennar, Shea Homes and California West. The Planning Group approved the 3Roots project with comments in August 2019 and approved the Stone Creek Master Plan with comments in August 2020 (see below).

Section V. Overall Summary of Project Review & Community Development.

May 2020:

1. Lil Nover was appointed to fill a residential vacancy.
2. Community Plan Amendment initiation for Carroll Canyon Golf was approved 18-0-0

June 2020:

1. We reviewed the proposed Complete Communities Program and Park Master Plan. Motion: Mira Mesa Community Planning Group expresses its disappointment in the undervaluation of acreage in the new point system for assessing the value of parks within the City of San Diego. We suggest that the point system provides a point value for acreage in communities affected by the new system and that the system should retain the 2.8 acres per 1,000-person requirement as a goal. Comments were approved to be sent to the Planning Commission by a vote of 14-1-1.

August 2020:

1. Approved the subcommittee recommendation for the master plan for the Stone Creek project in Carroll Canyon, with detailed comments on a number of important issues. The full motion is attached to this report and was approved 16-0-0 (Vulcan representative recused).
2. Approve the Mankind Miramar CUP amendment 16-0-0.

September 2020:

1. Rose Wang was appointed to fill a business member vacancy.
2. Report by Alex Frost encouraging people to take the Community Plan Update survey.

October 2020:

1. Mayoral candidates Todd Gloria and Barbara Bry discussed planning issues in San Diego.
2. Alex Frost reported that 750 people completed the survey.

November 2020:

1. 3Roots update – Planning Commission and City Council approve the 3Roots project.
2. Reviewed proposal for a CUP for the “Secret Canyon” expansion of El Camino Memorial Park. Motion to approve amendment to expand the CUP and to request that the City and El Camino work out any issues with Carroll Canyon Road alignment during this process. Approved 15-0-0.

January 2021:

1. Pam Stevens and Craig Radke confirmed as representatives to the Los Penasquitos Canyon Preserve Citizen's Advisory Committee. Approved by acclamation.
2. Election subcommittee formed.
3. Presentation by the Parks and Recreation Coalition on the Parks Master Plan. Motion: We appreciate the recommendations of PARC to make improvements to the Parks Master Plan. But there are many additional inadequacies and the PMP needs to come to Community Planning Groups and Recreational Advisory Groups before it goes back to the City Council. For the FBA communities, the Plan would derail many park projects and FBAs need to be conserved until the FBA projects are completed. We need to understand the impacts of the PMP changes on park fees and park acreage in the Community Plan Update. Passed 12-0-2 (2 abstain).

February 2021:

1. Election subcommittee report. Kent Lee, Lil Nover and Bari Vaz will run for reelection as residents. Two members, Tom Derr and Bruce Brown, are not running for reelection, leaving two vacancies. Craig Radke, Mary Lightcap, and Harkishan Parekh will run for reelection as business members. Three candidates have expressed an interest in joining the Planning Group, but none meet the attendance requirements, so the Planning Group will vote to fill the vacancies after the election in March. The three candidates Dorothy Lorenz, Andrew Miklusicak and Ian Kerman introduced themselves and summarized their background and interests.

March 2021:

1. Planning Group elections were held. Because Ted Brengel has been unable to participate due to an extended illness, that seat was declared vacant. Kent Lee, Lil Nover and Bari Vaz were reelected as resident members; Craig Radke, Mary Lightcap, and Harkishan Parekh as business members. Dorothy Lorenz, Andrew Miklusicak and Ian Kerman were appointed by a vote of the Planning Group to fill the vacant seats, with Ian Kerman filling the midterm seat.
2. A substantial conformance review (SCR) for the multifamily part of 3Roots, which is in the process of being acquired by Garden Communities, was approved 15-0-0 with the comments that more shade is needed than was shown in the presentation and that adequate visitor parking should be required.
3. A proposal by Cox Communications to install cabinets for fiberoptic cables in Miramar was approved 15-0-0.

Jeff Stevens
Chair, Mira Mesa Community Planning Group

Recommendation for the Stone Creek Project #67943

Mira Mesa Community Planning Group

August 17, 2020, approved unanimously (16-0-0)

The Mira Mesa Community Planning Group has been reviewing the Stone Creek Project from its inception and through all the revisions over the past 15 years. We think that the Stone Creek master plan is an excellent design and that the project if constructed as planned will be an asset to the Mira Mesa Community and the City of San Diego. We recommend approval of this project with the following considerations.

1. Traffic mitigation measures including those for which the project is only required to provide a “fair share contribution” should be completed or construction well underway prior to residential units being occupied. If this does not occur, both currently existing nearby residences and those being constructed within Stone Creek will be adversely impacted to the detriment of both current and new residents of the community.

Explanation: This is a large project with some very significant traffic impacts. As an example, the EIR shows a traffic delay of 225 seconds at the intersection of Camino Ruiz and Jade Coast. The EIR states that a traffic signal will mitigate this impact, but the developer is only required to pay a “fair share contribution.” It should be the responsibility of the developer and the City of San Diego to ensure that such adverse impacts never occur. Many traffic impacts have been identified in the traffic impact analysis (TIA) for this project. See the attached recommendations from the Mira Mesa Community Planning Group dated January 21, 2016.

2. Carroll Canyon Road should be completed from I-805 to I-15 before any residential units in Stone Creek are occupied.

Explanation: This project will build the last section of Carroll Canyon Road, an important third east west route between the freeways, and an alternative to congested Mira Mesa Blvd and Miramar Road. It needs to be completed before substantial new traffic is generated from the Stone Creek project. For example, completion of the interchange improvements at Carroll Canyon Road and I-15 should precede the time at which traffic to the residential sections of Stone Creek adversely impacts ingress and egress to the Carroll Canyon corridor. Although the remainder of Carroll Canyon Road west of Camino Ruiz is planned to be completed before this project is built, construction of the section through El Camino Memorial Park, which is an FBA project, is not yet assured. Unless this section of Carroll Canyon Road is completed from I-805 to I-15, both 3Roots and Stone Creek as well as those components of the Mira Mesa Community that now use Miramar Road and Mira Mesa Boulevard will be even further adversely impacted. The Mira Mesa Community Planning Group strongly urges that the City of San Diego prioritize the completion of Carroll Canyon Road west of Stone Creek between Camino Santa Fe to I-805.

3. Smart traffic signals should be used for mitigation of traffic on Miramar Road

Explanation: The Miramar Road corridor is home to businesses that form a very significant part of the commercial base of the Mira Mesa Community. In recognition of this, The Stone Creek TIA includes mitigation alternatives for “Smart Traffic Signals” to be installed on Miramar Road in lieu of the addition of raised medians. The Mira Mesa Community Planning Group has had input from representatives of the property owners adjacent to Miramar Road and has concluded that “Smart Traffic Signals” are the preferred alternative. This mitigation must be a component of the updated Mira Mesa Community Plan.

4. Any substantive changes to the master plan must be reviewed by the Planning Group and approved by the Planning Commission and City Council

Explanation: The project will be built by a future developer, not by the applicant, and it is important to ensure that the master plan is followed unless there is a compelling reason to make changes. The Mira Mesa Community Planning Group has played an integral role in the development of the Stone Creek Master Plan. In accordance with the Stone Creek Master Plan, it is important that any proposed revisions to the Master Plan in the future shall be reviewed by the Mira Mesa Community Planning Group and, as applicable, approved by the Planning Commission and City Council.

5. The developer of the first residential phase (phase 2) must commit to the construction of phase 3, which includes the residential core and Stone Creek Park

Explanation: From the perspective of the community, the most important part of this project is phase 3, the high density residential core, Stone Creek Park, bridge over Camino Ruiz, transit station, paseos and “grand staircase”, and commercial center. This component of the Stone Creek development is probably its most appealing component. It is likely to be more expensive and difficult to build than the residential phase 2, and we need to ensure that there is a legally binding commitment to build this phase and that the project does not stop after phase 2 is completed. The applicant has advised that it is not possible to build phase 3 before phase 2, so this replaces recommendation 3a in our previous traffic study recommendations.

6. Affordable housing required at the time of construction should be built on site

Explanation: The Stone Creek Master Plan indicates Affordable Housing is to be provided within Stone Creek. This should be constructed on-site as part of the Stone Creek project, rather than having the project pay an in-lieu fee or constructing Affordable Housing off-site.

Mira Mesa Community Planning Group Traffic Recommendations for the Stone Creek Project

January 21, 2016

Jeffrey L. Stevens, Chair Stone Creek Subcommittee

The Stone Creek Subcommittee of the Mira Mesa Community Planning Group held several meetings for the purpose of reviewing the traffic study for this project. This memo summarizes the recommendations of the subcommittee which were approved by the full Planning Group on January 21, 2016.

1. **Carroll Canyon Road:** Carroll Canyon Road must be completed from I-805 to I-15 before any residential units are occupied. This link is critical to managing traffic from the project and reducing impacts on existing streets. This can be accomplished with a joint financing agreement between the City, Vulcan and Hanson.
2. **Black Mountain Road and Mira Mesa Blvd:** Any impacts on the congested intersection of Black Mountain Road and Mira Mesa Blvd must be fully mitigated. In particular, funding for FBA projects T-90 and T-91 must be identified and these projects completed before any residential units are occupied.
3. **Phasing and implications for Transit Oriented Design:** The project is proposed as transit oriented design, but the proposal is to build all of the lower density housing first, and then later build the central core and all of the amenities that go with it and the project, including the transit station and central park. That means that 3,260 residential units will be built years before the transit station or any of the support commercial facilities are available. In order for this to work as a TOD project, there are two requirements:
 - a. Change the phasing to build the central core before the outlying residential.
 - b. Provide a reliable shuttle service to the transit center by Miramar College and community locations residents will need to access starting the day the first unit is occupied.
4. **Cumulative impacts on streets:** Several street segments are identified in the traffic study as being severely impacted at buildout. Mitigation for these problems and funding for them needs to be identified before this project is approved by the City. These street segments include:
 - a. All of Miramar Road (91,000 trips/day west of Camino Santa Fe).
 - b. Gold Coast – Westonhill to Black Mountain Road.
 - c. Miralani – Arjons to Camino Ruiz.
 - d. Flanders – Camino Santa Fe to Parkdale.
 - e. Activity Road – Camino Ruiz to Black Mountain Road.
5. **Traffic flow on major streets:** Mira Mesa Blvd, Miramar Road and the future Carroll Canyon Road carry a lot of traffic and are often congested. Most of the problems on side streets comes from people using them to bypass the major streets. We need an evaluation of traffic improvements that will ensure free flow of traffic on these major streets, together with a phasing and funding plan before this project is approved by the City. In light of the unmitigated impacts of this project on side streets as noted in point #4, this project should make a significant contribution toward the road improvements necessary to ensure free flow of traffic on the major streets.