

## Mira Mesa Community Planning Group Draft Meeting Minutes

**Date/Time:** Monday, October 21, 2024, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

**Attendees (17 Members):** Bo Gibbons, Andrew Miklusicak, ~~Lillith Nover~~, Chris Cate, Ria Otero, Joe Frichtel, ~~Bari Vaz~~, ~~Sean Tompkins~~, ~~Dorothy Lorenz~~, ~~Keith Flitner~~, Julia Schriber, Tiffany English, David Mandelbaum, Mike Linton, Phillip Linssen, ~~Evan Cassolato~~, Jacob Ricketts.

**(1 Open Seat)** – Tracee Denby voted in at Meeting

**Call to Order/Confirm quorum:** 7:00p, Quorum 11

1. Modifications to the Agenda
  - a. Items 8A & 8B to be moved to November 18, 2024, agenda
2. Adopt Previous Meeting Minutes (Action) - Approved
  - a. Minutes of September 16, 2024, meeting
  - b. 10 Approved, 1 Abstain, 0 Opposed
3. Non-Agenda Public Comments: 3 Minutes per speaker.
  - a. Pam Stevens – Lost of former member of the planning group, David Pool passed away on Friday.
  - b. Dee – regarding email sent on 10/7; how come MMCPG has not planned for a homeless shelter.
    - i. \$900K spend on traffic lights, where to find data?
4. Planning Group Member Comments
  - a. Joe Frichtel
    - i. New Salem Street will be closed 10/26-11/6 from 7am-4pm
    - ii. Joint use agreement with Wangenheim middle school; City and SD USD removed parking lot on Black Mountain Road was supposed to be part of the joint use agreement. Parking is now off Flanders; when the parking lot is full then they park in the community. Need to get the parking lot open again. Why was the community not notified.
5. Reports
  - a. Report of the Chair
    - i. Evan Cassolato will be resigning from the board, will have another landowner seat available
    - ii. Thank you to all that attended the street fair
    - iii. Measure B – charging for trash; will have updates in January meeting
    - iv. Mail:
      1. Notice of rights to appeal on Sorrento Valley Spooktacular
      2. Two Cannabis production facility extensions
  - b. Community Planners Committee
    - i. Bo Gibbons – attended first meeting on Tuesday 9/24/24
      1. Measure B – Heard presentation
      2. Letter of support regarding the code contradiction. Footnote in municipal code that allowed density bonus.
      3. Planning Group would like a change to be made.

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- c. Los Penasquitos Preserve
    - i. Meeting third Thursday in November
    - ii. Jacob Ricketts has volunteered to be alternate for Pam Stevens
  
  - 6. Old Business
    - a. Appointment of Resident Seat (Action) – Approved
      - i. Tracee Denby – Resident since 1999; served as homeroom mom of Hickman Elementary; highly involved in school
        - 1. Real Estate Agent
        - 2. Would like to learn about planning group and protecting the community
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7. Presentations
  - a. Citywide Sewer Rehabilitation Projects (Informational)
    - i. Refer to presentation provided
    - ii. For information contact Ghazi Jazrawi; Project Engineer;  
[gjazrawi@sandiego.gov](mailto:gjazrawi@sandiego.gov); 619.533.4668
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8. New Business
  - a. PRJ-1116638 – 9486 Babauta Road (Action) - Deferred
    - i. Will be presented at November 2024 Meeting*
  - b. Easement Vacation – 4930 Directors Place (Action) - Deferred
    - i. Will be presented at November 2024 Meeting*
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9. Elected Officials/Government Agencies
  - a. United States Congress – California 51<sup>st</sup> District for Sara Jacobs – No representative
  - b. California Senate – District 40 Marc Schaefer for Brian Jones – No representative
  - c. California Assembly – District 78 Michael Bravo for Chris Ward – No representative
  - d. San Diego County – Board of Supervisors District 3 Becca Smith for Terra Lawson-Remer – No representative
  - e. San Diego – Mayor’s Office Michaela Valk for Todd Gloria – No representative | Notes from Michaela via email.
    - I. Since taking office, Mayor Gloria has been able to secure \$1 billion in grant funding from our state and federal partners
    - II. We have announced the expansion of our existing safe sleeping sites by 50% and are anticipating the expansion of our safe parking program by an additional 200 spots.
    - III. Mayor Todd Gloria announced the city has surpassed 1,650 miles of street repair in less than four years, more than 600 miles further than the previous four years.
      - a. The milestone follows record investment in road fixes by Mayor Gloria and the City Council, including \$140 million annually for two years running. Since January 2021, the city has repaired 1,650 lane miles of streets, or 25% of the entire street network.
        - 1. I'm also including Mira Mesa specific updates below as well as this week's newsletter

### 2. Mira Mesa Park updates:

3. **Mira Mesa Community Park Phase II Improvements:**
4. Thank you to everyone in the planning group who participated in the groundbreaking ceremony last month.
5. PCL Construction Services has installed temporary water and power for construction offices and facilities. Tree removals, as well as the demolition of existing park sidewalks, lighting fixtures, and the basketball court, have been completed. The contractor is currently working on rough grading of the site.
6. **Salk Neighborhood Park Joint Use Development:**
7. Construction is approximately 79% complete, with ongoing work to include biological surveying of noise levels and as work on the overall park. Current work on the Maddox Park site includes upper CMU retaining walls, parking lot paving and the subbase for fire lane pavers.
8. Jeff Stevens flagged that construction progress has been slow and they haven't seen much action by the contractors—according to the Engineers a legal problem with the shade structure design and some surface drainage issues have impacted the progress. The contractor has been doing limited work such as the waterline around the fields. Current work on the “Oval Park” site includes irrigation mainline trenching and installation and forming of mow curbs on the north side. Current work on the comfort station includes placement of structural steel, welding of structural rebar, and the third CMU lift.
9. There has been numerous delays including lead time and DSA review of the shade structure and the retaining walls at Maddox Park and Dog Park, last season’s rain and other unforeseen conditions. This pushes the overall construction completion into the winter, with the Plant Establishment Period/Park Opening scheduled in late spring of 2025.
10. We have been approached by a community member about setting up a temporary dog park but the timeline to do so would include community engagement efforts and an amendment to the GDP which will likely be around the same time we open the Dog Park at Maddox Park. Councilmember Lee's office will be in touch with the Mira Mesa Recreation Council and Planning Group on any suggested locations for adding an additional Dog Park in the Mira Mesa neighborhood.
11. **Wangenheim Neighborhood Park Joint Use Facility:**
12. The Sports Fields were substantially completed on July 2nd and are currently in use. The comfort station was substantially completed on September 4th and is currently in use. On the Walker Neighborhood Park site construction

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continues and will be completed in early 2025. The shade fabric sails have been installed and ongoing work includes clean up and fine grading, irrigation and eventually hydroseeding of the turf area.

### 13. Parkdale Ave. Road Re-Construction Update

14. Paving (fully depth reclamation – FDR) is the only remaining work at Parkdale Ave. The contractor has provided their work plan, and paving is projected to begin the first week of November. All flat work and concrete work, including pedestrian ramps, storm drain inlets, and cross gutters, has been completed.

### 15. Gold Coast Dr. Road Re-Construction Update

16. Fully depth reclamation (FDR): The contractor is in the process of providing recommendations for City review so that we can be prepared to address any potential issues. They will use the FDR process along Parkdale Ave. to provide more accurate recommendations and associated costs for Gold Coast Dr.

17. Storm drain work:

- IV. Camino Ruiz: Remaining storm drain work required a construction change order, which is now approved, and the work is being scheduled. The contractor is focusing on completing the water line relocation prior to starting the storm drain work.
  - V. Westonhill Dr.: AT&T utility conflicts with storm drain improvements were identified by the contractor in fall 2023. AT&T began utility relocations on May 30, 2024, and work was delayed due to a required DSD construction change approval. DSD has approved it, and the work is expected to begin soon. It is projected to be completed later this fall.
  - VI. Westchester Ave.: The storm drain has been completed. The remaining work in the area is the slurry seal, and this will require some dig outs first.
  - VII. Baywood Ln.: Work on lowering the water line is expected to be completed this month once the passing of the bac-t test is confirmed. The contractor will then complete the remaining storm drain work.
  - VIII. San Ramon Dr.: The contractor encountered conflicting water services, and the design team is currently assessing how to proceed.
- f. San Diego – City Council District 6 Ana Serrano for Kent Lee – Ana present
- (i) Mira Mesa Community Park Phase II Improvements
    - Thank you to everyone who came to the **groundbreaking** event on September 25<sup>th</sup> and congratulations again on this community win.
    - PCL Construction Services has installed temporary water and power for construction offices and facilities
    - **Ongoing work**: The contractor is currently working on rough grading of the site.
  - (ii) Salk Neighborhood Park Joint Use Development
    - **Ongoing work**: biological surveying of noise levels, CMU retaining walls, parking lot paving and the subbase for fire lane pavers on Maddox Park, irrigation on the Oval Park, and the comfort station.
    - “There have been numerous delays including lead time and DSA review of the shade structure and the retaining walls at Maddox Park and Dog Park, last season’s rain and other unforeseen conditions. This pushes the overall

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construction completion into the winter, with the **Plant Establishment Period/Park Opening scheduled in late spring of 2025.**”

(iii) Wangenheim Neighborhood Park Joint Use Facility

- Sports field and comfort station have been completed and are currently in use.
- **Ongoing work** at Walker Neighborhood Park with an estimated substantial completion in **early 2025**.

(iv) Street Reconstruction Group 1801

PARKDALE AVE

- Paving (fully depth reclamation – FDR) is the only remaining work at Parkdale Ave. The contractor has provided their work plan, and **paving is projected to begin the first week of November**. All flat work and concrete work, including pedestrian ramps, storm drain inlets, and cross gutters, has been completed.

GOLD COAST DR

- The contractor is in the process of providing recommendations for City review so that we can be prepared to address any potential issues. They will use the FDR process along Parkdale Ave. to provide more accurate recommendations and associated costs for Gold Coast Dr.
- Storm drain work is ongoing.
- **The entire project is projected to be completed in summer 2025**. The [website](#) will also be updated, and we expect that to be done by the end of the week.

(v) Convoy Sign

- On September 30<sup>th</sup> we unveiled a [new neighborhood sign for the Convoy Pan Asian Cultural & Business District](#), designed by local Filipino American artist Bennett Peji.
- The vertical sign, with each letter symbolizing a different cultural identity, represents how this community is always reaching for new heights.

(vi) Balboa Park Explorer Military Appreciation Pass

- Since 2017, the Balboa Park Explorer Military Appreciation Pass program has offered interested active-duty military families the opportunity to enjoy Balboa Park for a year through the use of a free Explorer Annual Family Pass (valued at \$229!). This program is a great way for families new to San Diego to explore all the Park has to offer!
- Interested families may apply to the Military Appreciation Pass program on the Balboa Park Explorer website: [explorer.balboapark.org/community/military-appreciation-pass-application](http://explorer.balboapark.org/community/military-appreciation-pass-application)

(vii) SDPD & DEA Take Back Day

- SDPD will once again be collaborating with the Drug Enforcement Administration (DEA) to host **National Take Back Day on October 26, 2024 from 10 am to 2 pm**. This event provides an opportunity for community members to safely dispose of unneeded or unwanted prescription medications, with no questions asked, thereby helping to prevent potential harm. Officer Enriquez and Angulo will be in the front parking lot of the Northeastern police station accepting the drop offs.

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g. MCAS Miramar – No representative

10. Adjourn 7:38pm, Next meeting November 18, 2024