

Kearny Mesa Community Plan Update Subcommittee  
Meeting Minutes February 22, 2017

**Subcommittee Members in Attendance:**

Allen Chan  Dave Dilday  Sherman Harmer  Michael Huntoon  Tim Nguyen  Andrea Roasati  
 Buzz Gibbs  Mark Olsson  Kate Phin  Ed Quinn  John Turpit  Ping Wang  Paul Young

1. Call to order at 11:35 by Seth Litchney, Community Planner. Had Subcommittee members give brief introductions.
  - a. Ping Wang- Representing Convoy District. Interested in more walkable and vibrant community.
  - b. Allen Chan- Representing Jasmine Restaurant and Asian Pacific American Coalition (APAC). Interested in an Asian/American district, a live/work community, and reduced traffic.
  - c. Kate Phin- Representing Kyocera. Interested in protecting industry
  - d. Dave Dilday- Representing Pacific Coast Commercial. Interested in further gentrification.
  - e. Buzz Gibbs- Representing Gibbs Flying Service and other properties.
  - f. Sherman Harmer- Representing Urban Housing Partners. Interested in a balance in housing/mixed-use/jobs.
  - g. Mark Olsson- Representing manufacturing. Interested in preserving manufacturing and job creation.
  - h. John Turpit- Representing Merrill Architects. Interested in floor area ratio (FAR), increasing workforce.
  - i. Ed Quinn- Representing the Montgomery Field Business Park Association.
  - j. Andrea Roasati- Representing Sunroad. Interested in car lots and mixed use. Wants to contribute and be involved.
  - k. Paul Yung- Representing Convoy District as a community organizer. Interested in closing the gap between architecture and real-estate.

**Agenda items:**

2. Elect a subcommittee chair and vice chair- John and Tim are interested in Chair position. Group votes 10-1-0 in favor of waiting till either Tim arrives or end of meeting to vote to elect.
3. Sara Toma, community planner, gives explanation of Electronic Community Orientation Workshop (E-COW) that needs to be completed.
4. Seth Litchney gives presentation on the Kearny Mesa Community Plan update process.
  - a. Comments/Questions on presentation include:
    - i. Sherman Harmer mentions the importance of the Climate Action Plan
    - ii. Andrea Rosati asked about alternatives
    - iii. John Turpit asks about property tax increases with changes in FAR

- iv. Ed Quinn asks if there have been amendments to the current Kearny Mesa Community Plan
- v. Dave Dilday would like to see better mode share for more walkability
- vi. Andrea Rosati asks how much Prime Industrial land is in Kearny Mesa and mentions the need to have walkability while protecting industry
- vii. Ping Wang mentions the importance of synergy and would like to further explore mixing live/work
- viii. Sherman Harmer would like to track changes with documents to prevent re-reading
- ix. Ed Quinn asks if the City has drafted plans for the community
- b. Public Comments/Questions:
  - i. Audience Member wants a presentation for the Serra Mesa Planning Group and asks if residents have been included in the outreach process
  - ii. Audience member asks if there will be opportunity to reevaluate prime industrial land
  - iii. Audience member mentions the importance of the future of prime industrial and the airport
  - iv. Audience member suggests an increased FAR to encourage redevelopment
  - v. Audience member mentions that future jobs are technology based and continuously morphing
  - vi. Audience member mentions the importance of the General Plan's Prosperity Element and that environmental restrictions may become stricter in the future, making it more difficult to protect jobs. Suggests having air quality specialists to provide expertise on possible future regulations
  - vii. Audience member suggests streamlined zoning through an overlay zone, to avoid going to the planning group for every project
- 5. Group votes 11-0-0 to elect John Turpit as chair, and to vote on vice chair at next meeting
- 6. Seth Litchney concluded meeting at 1:00