

# MINUTES OF THE REGULAR MEETING MISSION VALLEY PLANNING GROUP

Wednesday, August 2, 2023

Mission Valley Library 2123 Fenton Parkway

## Members Present for Quorum:

Michele Addington, Ken Callaway, Kaye Durant, Cory Hazlewood, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Phil Ouellette, Narayanan Perumal, Mark Radelow, Joseph Tinglof, Josh Weiselberg.

## Additional Members Present (arrival time noted in the body of the minutes):

Steve Abbo, Rachel Erwin, Derek Hulse, Pete Shearer, Colton Speas, Ryley Webb

## Members Absent:

David Doyle, Johnathan Frankel, Darshan Patel, Keith Pittsford, Michael Sherman

## City / Government Staff:

Kohta Zaiser (Office of the Mayor), Ryan Darsey (Councilmember Whitburn's Office), Miles Noel (Councilmember Campillo's Office), Samantha Brown (Senator Atkins' Office), Miki Holmes (Assemblyman Ward's Office), Rachael Gregg, Paul Jackson & Elizabeth Spillane (SDSU)

**Guests:** See sign-in sheet

## ITEM #1. Opening

### a. Call to Order

Michele Addington called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02

Quorum Verified:

- 12 members in attendance

### b. Opening Remarks/Introductions/Report of the Chair

**Michele Addington** provided the following comments:

- Tomorrow there will be voting on SB10
- Everyone needs to do the ECOW once a year.

## ITEM #2. Approval of June 7, 2023, Meeting Minutes

**Motion to approve** the minutes of the **June 7, 2023**, Regular Meeting was made by **Cory Hazlewood**, seconded by **Ken Callaway** and approved 11 / 0 (with 1 abstain)

**For:** Addington, Callaway, Durant, Hazlewood, Leventhal, McSherry, Michajlenko, Ouellette, Perumal, Radelow, Tinglof

**Against:** none

**Abstain:** Weiselberg

**Members Steve Abbo, Rachel Erwin, Derek Hulse, Pete Shearer, Colton Speas, and Ryley Webb** arrived during the following Agenda item.

## ITEM #3. Non-Agenda Public Comment (within the jurisdiction of the MVPG, but not on the agenda)

**Kathleen Lippitt** – a community member – attends numerous planning group meetings to

ensure they are informed.

- Marijuana ordinance will increase the number of marijuana distribution providers.
- Digital sign ordinance (IKE) addresses outdoor advertising will come before City Council

**Ryan Darcey (Director of Community Engagement for Councilmember Whitburn's Office)**

– provided the following update:

- City Camping ordinance has been established with enforcement effective July 31<sup>st</sup>.
  - Enforcement is being done scaled (schools and parks first) and signage in sensitive areas with add'l areas later.
  - Abatement procedure: City process in place for identifying encampments – 24-hour notice with crews going in after, documenting and storing items.
- \$17M was secured to address Riverbed encampments and provide housing / services.

**Kohta Zaiser (Office of the Mayor)** – provided the following update:

- Reiterated message from Ryan Darcey (above)
- SDPD leading the charge on enforcement of City Camping ordinance.
  - Will be using quality of life officers.
- SB10 and 2.0 are going to the city council tomorrow.
- Safe Parking Proposal – info items on the city Shelter strategy outlining short, medium, and long-term options.
  - 4-5 active locations within the city and looking to assess needs for add'l sites (short list)
  - Mission Valley library is on a list for consideration (at the library's request)
    - This would create parameter with services for individuals and the area – decision on this could be made in the next few months however still ONLY an option.
  - Report on impact will be put together in the future – frequency of measure of success will also be assessed.
  - **Q:** Will civil liberties / rights be considered – **A:** yes
  - Services will be in place to address cleaning the area.

**Samantha Brown (Senator Atkins' Office)** – provided the following update:

- The Legislature out for summer recess – has a budget in line to address deficit while still retaining essential services.
- Back in session Aug 14 thru September. Bills in Assembly waiting for full votes.
- Allocations to SD – Science Center, History Museum, San Dieguito River Park etc.

**Miki Holmes (Assemblyman Ward's Office)** – provided the following update:

- Funds secured for San Diego River Park Foundation
- Sponsoring AB2 – Solar Panel Recycling bill to reuse panel parts.
- Sponsoring a bill on homeless financing, promoting transparency and homelessness metrics.
- Introduced Michael who will represent the Assemblyman in this area going forward.

**Rob Hutzel (President, San Diego City River Park Foundation)** – provided the following update:

- 300 folks are living in the riverbed – The RP Foundation is documenting locations.
- Looking for volunteers for a homeless count in Oct.

- Sept 21 is The RP Foundation's 22<sup>nd</sup> anniversary party.
  - The event is sponsored and will be held at the River Center construction site.
  - They anticipate 400 people.

ITEM #4. **Membership Committee** – David Doyle

**Michele Addington** (on behalf of David Doyle) reported:

- Please let us know if you know if you know anyone interested in participating with the Mission Valley Planning Group

ITEM #5. **Treasurer's Report** – Ryley Web

**Ryley Web** reported:

- Current balance of \$1,344.16 - remains unchanged

**ACTION ITEMS**

ITEM #6. **Mission Valley Ready Mix Concrete Use Permit Amendment Project (PRJ-1063668)**

**Description:** Mission Valley (Process 4) Amendment to Conditional Use Permit No.183194 for the extension of mining operation use and related activities, located at 2499 Qualcomm Way. The site is in the EMX-1 zone within the Mission Valley Community Plan area.

**(Mark Radelow** recused himself from this discussion)

**Mark Radelow** clarified his connection to this agenda item and spoke in support of this project and open timeline.

**Kevin Torell – Land Use Permitting Manager at CEMEX / Ready Mix** (with **Chris Iaccio**, VP Sales and **Alex Bertheau**, VP of Operations) shared a prepared presentation.

- Site north of Friars was mining activity in '60s with conditional use permit opened in 2008.
- Shared information about current uses at the site
  - Portion developed as Cevita.
  - Portion is currently used for mining.
- Requesting a 3-year extension permit – 2022 – July 2025
- Original plans for mining space post permit can be postponed.
- Ready Mix currently supplies to local builders – everything from Aztec Stadium / UCSD and downtown developers.
  - About a 12-mile radius to the area.
- No reported complaints from residents in the area.
- **Q:** Is the spilled concrete on Friars Rd. yours? **A:** They have not been informed about this.

**Motion to support the Amendment to the Conditional Use Permit No.183194 as presented** was made by **Pete Shearer**, seconded by **Cory Hazlewood** and approved 15 / 1 (with 1 abstain and 1 recusal)

**For:** Abbo, Addington, Callaway, Durant, Erwin, Hazlewood, Hulse, McSherry, Michajlenko, Ouellette, Shearer, Speas, Tinglof, Webb, Weiselberg

**Against:** Leventhal

**Abstain:** Perumal

**Recuse:** Radelow

ITEM #7. **Notice of Preparation for the Fenton Parkway Bridge EIR**

**Description:** for SDSU - Elizabeth Spillane, Senior Analyst, and Paul Jackson, Project Manager. <https://bfa.sdsu.edu/campus/facilities/planning/eir>. Question: should the Mission Valley Planning Group send a Letter of Support for the Fenton Parkway Bridge?

**Paul Jackson (with Elizabeth Spillane) – San Diego State University** shared a prepared presentation.

- Project incorporated into the approval for the development of the former Qualcomm area.
- Bridge will be an extension of Fenton Pkwy south to Mission City Pkwy and roads on the far side of the river.
- Will incorporate work being done on River Park Road and trolley tracks.

Prepared presentation

- CEQA Process – steps taken and planned – targeted EIR for summer 2024.
- While SDSU is building the bridge, the city will own the bridge / property.
  - *Request to add protections to the bridge to limit impact to the river/environment?*
- Reviewed proposed area for development of 4 span bridge.
- Biological and other surveys are underway.
- Planning construction to begin in 2026 with a 1-year construction timeline.
- What are the environmental alternatives? Bridge type analysis included but no considerations for 0 pier alternatives (cost prohibitive).
- FEMA updating SD River Watershed - UCSD is aware due to UCSD developments in Mission Valley
- River park is under development targeted the end of this year – targeted to break ground next year on next development phase.

**Motion to formulate a letter in support of the next steps / action plan as presented** was made by **Ryley Webb**, seconded by **Kaye Durant** and approved 18 / 0 (with 2 abstain)

**For:** Abbo, Addington, Callaway, Durant, Erwin, Hazlewood, Hulse, Leventhal, McSherry, Michajlenko, Ouellette, Perumal, Radelow, Shearer, Speas, Tinglof, Webb, Weiselberg

**Against:** none

**Abstain:** Hulse, Shearer

**Member Cory Hazlewood** departed the meeting during the following Agenda item.

ITEM #8. **Capital Improvement Projects to be included in the fiscal year 2025 (July 1, 2024 - June 30, 2025) budget process.**

**Description:** which of the following items should the MVPG add to the CIP website, if any? Must be completed by 8/15/2023.

- a) A new pedestrian/biking bridge across the 8 near the 15 to connect the SR15 Commuter Bikeway with the trolley network should be a priority.

- b) A skyway between the trolley stop (Fashion valley or Rio Vista) and Uptown should also be a priority because there is a lack of non-car connections between the valley floor and the top of the mesa.
- c) Add a sidewalk to the south side of Hotel Circle South between A! Storage and Town & Country Hotel
- d) Add continental crosswalks at all intersections in Mission Valley
- e) Adaptive signal timing on Friars from Frazee to the 1-15
- f) Adaptive signalization from Camino del Rio South to Friars Road
- g) Extend San Diego River trail from Sefton to Mission Valley YMCA (West Valley Crossing)
- h) Create San Diego River Trail along the San Diego River between the YMCA and the Riverwalk golf course.
- i) Slurry roads.

Note: these projects are included in the adopted community plan update.

**Elizabeth Leventhal** elaborated on the Slurry road locations.

- Mission Center Drive to Mission Center east & west
- Mission Center Road to Highway Ramp both ways
- Murry Canyon Road east & west to Metropolitan
- Qualcomm way from Civita to Friars Westbound
- Qualcomm Way from Friars to Rio San Diego
- Rio San Diego Drive to Camino Del Rio North
- Ward Road from Camino Del Rio to Mission Gorge
- Ward Road to San Diego Mission Road

There was discussion about the projects in an effort to set the following priorities:

1. Slurry roads (*noted above*).
2. Adaptive signal timing on Friars from Frazee to the 1-15
3. Adaptive signalization from Camino del Rio South to Friars Road
4. Add a sidewalk to the south side of Hotel Circle South between A! Storage and Town & Country Hotel
5. Extend San Diego River trail from Sefton to Mission Valley YMCA (West Valley Crossing)
6. Create San Diego River Trail along the San Diego River between the YMCA and the Riverwalk golf course.
7. A new pedestrian/biking bridge across the 8 near the 15 to connect the SR15 Commuter Bikeway with the trolley network should be a priority.
8. A skyway (or gondola) between the trolley stop (Fashion valley or Rio Vista) and Uptown should also be a priority because there is a lack of non-car connections between the valley floor and the top of the mesa.
9. Add continental crosswalks at all intersections in Mission Valley

**Phil Ouellette** to upload the priorities (*above*) to <https://engage.sandiegocounty.gov/cpp>

**ITEM #9. Approval Mission Valley Planning Group – Website expenses**

**Description:** \$20.98 Domain.com for Domain Name (missionvalleyplanninggroup.com), (renewable June 28, 2024) and one (1) year website subscription \$276 (renewable July 13, 2024) website host: Squarespace.

**Michele Addington** noted that we have to have a website because of CPG reforms.

- Agenda and minutes will be published.

**Motion to approve costs not to exceed those outlined** was made by **Ken Callaway**, seconded by **Kaye Durant** and approved 17 / 0.

**For:** Abbo, Addington, Callaway, Durant, Erwin, Hulse, Leventhal, McSherry, Michajlenko, Ouellette, Perumal, Radelow, Shearer, Speas, Tinglof, Webb, Weiselberg

**Against:** none

**Abstain:** none

**ITEM #10. Establishment of Election Ad Hoc Subcommittee for regular March 2024 MVPG Election**

**Description:** Establishment of an Ad Hoc Election Subcommittee to oversee the advertising and operation of the March 2024 MVPG regular election where 12 seats will be up for reelection or vacant: 3 each in Property Taxpayer; Local Businessperson; Resident and Property Owner. While not subject to the Brown Act if made up entirely of members of a community planning group and constituting less than a quorum, CP- 600.24 requires that all Ad Hoc Subcommittee meetings be open to the Public in an accessible location and at a minimum be noticed on a Website, listed on the regular group agenda or announced at a regular planning group meeting.

**Michele Addington** noted we are seeking volunteers for this committee.

- **David Doyle** will chair.
- **Ken Callaway, Andrew Michajlenko & Michele Addington** will serve on the committee.
- The subcommittee will:
  - Meet to brainstorm ways of recruiting new, diverse membership.
  - Attend the Civita Market once a month with a pop up and table to promote membership.
    - **Kaye Durante** has organized a banner and business cards.

**Motion to approve formation of the committee as outlined** was made by **Pete Shearer**, seconded by **Mark Radelow** and approved 17 / 0.

**For:** Abbo, Addington, Callaway, Durant, Erwin, Hulse, Leventhal, McSherry, Michajlenko, Ouellette, Perumal, Radelow, Shearer, Speas, Tinglof, Webb, Weiselberg

**Against:** none

**Abstain:** none

**INFORMATION ITEMS**

**ITEM #11. Reports:**

**Subcommittee Reports**

a. **Design Advisory Board** – Andrew Michajlenko

**Andrew Michajlenko** reported:

- The subcommittee attempted to meet last Monday with 3 members present.
  - Did not, however, hold the meeting due to limited representation.
  - The meeting has been rescheduled for the last Mon of Aug at 4:00 pm
- The subcommittee is down to 5 members with additional members who are MIA (missing in action)
- Need to identify path forward to be in compliance.

**Ad Hoc Committee Reports**

b. **Public Health, Safety and Welfare** – Elizabeth Leventhal

**Elizabeth Leventhal** reported:

- Thanked **Rob Hutsel** for his update and the representatives from the Mayor and City Council offices for their efforts.

c. **Mission Valley Stadium Redevelopment** – Kaye Durant

**Kaye Durant** reported:

- No update until the River Park opens (target yearend).

d. **Subcommittee on CP 600-24** – Michele Addington

**Michele Addington** reported:

- Things are moving quickly.
- looking to add 1 section in the document promoting youth representation.
  - The Membership subcommittee will address this.
- Intended to be the one document used to address bylaws and procedures.
- Michele Addington needs to reconfirm subcommittee membership:
  - (?) **Michele Addington, Kaye Durant, Josh Weiselberg**
  - Are there others?

**Community Reports**

e. **Community Planning Chairs (CPC) Meeting** – Michele Addington/Ken Callaway

**Michele Addington** reported:

- **Ken Callaway** attended.
- A lot of communities present at the meeting had concerns due to the application timeline and city acceptance.
  - Other (non-CPG groups) could apply for recognition.
  - This could result in an unelected group representing a region.

**ITEM #12. Adjournment**

Meeting was adjourned at 1:35 pm

Next Regular Meeting Date – **Wednesday, September 6, 2023**, at 12:00 pm at the Mission Valley Library.