

**2021 ANNUAL REPORT OF THE
MISSION VALLEY PLANNING GROUP**

April 2021 - March 2022

A. BOARD MEMBERSHIP AT END OF REPORTING PERIOD

PROPERTY TAXPAYER			LOCAL BUSINESSPERSON		
1.	Michele Addington	2022	1.	Cameron Boucher	2022
2.	Derek Hulse	2022	2.	Alan Grant*	2022
3.		2022	3.	Marco Sessa*	2022
1.	Michael Sherman	2024	1.	Steve Abbo	2024
2.	Kathy McSherry	2024	2.	Josh Weiselberg	2024
3.	Matthew Guillory	2024	3.	Keith Pittsford	2024
RESIDENT			PROPERTY OWNER		
1.	Philip Ouellette	2022	1.	Darshan Patel	2022
2.	Andrew Michajlenko	2022	2.	Jonathan Frankel Chair	2022
3.	Marissa Feliciano	2022	3.	Pete Shearer	2022
1.	Elizabeth Leventhal Treasurer	2024	1.	Ryley Webb	2024
2.	Kaye Durant Vice-Chair	2024	2.	Colton Speas	2024
3.	Ken Callaway	2024	3.	Rachel Erwin	2024

B. PURPOSE/OBJECTIVE

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency. Mission Valley Planning Group Bylaws as Amended 05/07/2008, approved 12/02/2008.

C. MAJOR ACTIONS/ACCOMPLISHMENTS IN THIS REPORTING PERIOD

NO JUNE 2021 MEETING

NO SEPTEMBER 2021 MEETING

APRIL 2021 - ACTION ITEMS (2)

1. Phil Prath, Gina Austin and Vince Schwitzer, Lawyer and architect for applicant. CUP Availability permit for Cannabis Outlet, at 2605 Del Rio South, previous CUP was rescinded and the developer is seeking another CUP to replace previous CUP

Comments from: Ken Callaway, said it was phrased that there were no odor complaints, there have been no odor complaints at the owners facilities,

Elizabeth Leventhal, requested where the closest Cannabis facility are: closest to the west SDRC near 163 and the closest to the east is March and Ash near the 805

Marco Sessa, is this an amendment to the previous CUP or a new CUP, where is the verification of deletion of previous CUP Gina Austin, Legal Group. There is no formal process to show that the previous CUP was rescinded. The city would not recommend approval unless there was an open permit. 2700sq feet will be set aside and sit empty, is that for expansion?

Gina: originally in order to meet the DID overlay, the 2700 square feet was necessary, so the DID has gone away but they don't want to amend the permit and slow down the process. It will remain empty. It would be a violation of the CUP if it is used. Judy Strain, building size says the outlet is 2600 square feet and 8700 square feet of vacant space and is part of 15 to 16000sq feet of office. Who are the existing tenants? Applicant owns the building and leases to offices that are comfortable to be near cannabis outlets.

Ken Callaway, that there are one to the west and one to the east and two others in the area, Phil explains that there are two council districts. Jonathan Frankel asks to clarify that this will not exceed the 4 total in District 7, that is correct.

Jonathan Frankel explains the CUP findings, the land use plan, the CUP will not be detrimental.

Elizabeth Leventhal just because we can approve, doesn't mean we should.

Ken Callaway, a personal objection however he is not convinced the underage activity is not far enough away.

Jonathan Frankel made motion to approve, Kaye Durant seconded the motion. Ken Callaway and Elizabeth Leventhal oppose the CUP, 14 members **approve vote is 14-2-1 to approve.** Steve Abbo recused himself from this action item due to personal interest in the application.

2. Conditional Use Permit Application for Total Wine & More – Steve Rawlings

Description: CUP application associated with Total Wine retail outlet located at 8740 Rio San Diego Drive - previous Office Depot, store is 23000 square feet.

Floor plan will have 3 areas for tasting. One room will be set up as classroom. Total Wine and More has 200+ stores in US, 28 stores in CA and these will be the first two in San Diego. Fifty to seventy five employees are full time and will live within a few miles of the store. These stores are destination stores due to variety and scarcity of wines. Met with SDPD and will have a report into the CUP and met with Councilman Campillo.

Questions: Ken Callaway different type of facility, taking wineries to the market. The store must have a type 42 license which requires only onsite servings limited to those areas. Cigars will also be sold and state license and regulated by Federal government. Typically only complaint is availability of outlets, serving to minors and inebriated patrons. Must be 21 to enter the store. The employees are trained to observe and handle these types of issues.

Elizabeth Leventhal, due you know the number of permits allowed and operating. There are 10 existing off sale licenses in the census track. ABC allows 4 in the census track without

getting approval for public convenience and necessity and they are typically over saturated due to the type of commercial activities in the areas.

Josh Weinberg says the store might draw to the small businesses around the site.

Marco Sessa must recuse himself from the vote.

Jonathan Frankel asks is zoning is not allowed by right but through the CUP. SDPD separate application for the finding of public convenience and necessity. Det Sgt Ben McKurry and will put together a recommendation for any modifications or requirements. Should be submitted by end of April 2021. Jonathan Frankel cycle review process is in place and SDPD and after that is going to hearing. That is correct, cycle review process is complete, just waiting on SDPD and MVPG comments. Kathleen Lippett states there are 12 off sales CUP in the census track. Ken Calloway asks what the census track and ABC number of permits allowed. And how that effects the MVPG. Jonathan Frankel states that licenses are regulated by crime rates and ABC licenses. SDPD can say that the license can be supported due to the excess of licenses. The state ABC used to have total control of licenses, in the 1980's the cities took back the licenses. Steve Rawlings explains that the number of licenses is arbitrary and after that number is reached, it must have a CUP. It's a common issue due to the concentration of commercial activities. Public convenience and necessity will be made by SDPD.

Elizabeth Leventhal, since the SDPD has not made a recommendation, she makes a motion to continue the item subsequent to information from SDPD on the public convenience and necessity. Kaye Durant asks to modify the motion to approve the motion contingent upon positive determination of approval by SDPD.

Elizabeth has withdrawn her motion

Kaye Durant makes a motion to recommend approval of the CUP subject to positive determination by the SDPD of public convenience and necessity. Michele Addington seconds the motion. 13 in favor Elizabeth Leventhal opposes. Marco Sessa and Steve Abbo recuse themselves due to financial interest in the building and competitive store in the area.

Final vote is 13-1-2

MAY 2021 - ACTION ITEM

1. Approval of 2020-2021 Annual Report – Michele Addington

Description: Review, discuss and approve the annual report to be submitted to the City of San Diego in accordance with Council Policy 600-24.

Jonathan Frankel moves to approve the report, Ken Callaway seconds with corrections to his name spelling. Jonathan Frankel, Steve Abbo, Michele Addington, Ken Callaway, Kaye Durant, Rachel Erwin, Marissa Feliciano, Alan Grant, Matthew Guillory, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg. **Motion passes 19-0-0**

NO JUNE 2021 MEETING

JULY 2021 - ACTION ITEM

1. 2021 CIP Community Priorities Survey – Michele Addington

Description: The City of San Diego is soliciting input from the MVPG on community priorities for five-year (2023-2027) capital infrastructure planning. The MVPG will take action to complete a survey on CIP priorities.

Michele Addington provided an overview of the process and indicated this is the first step in process for capital improvement planning. Responses are due to the City by 8/8/21. MVPG prior list had 10 projects with one (item 8) having been completed. City discourages groups from listing maintenance projects (like paving) as those are on-going costs and not capital improvements. Alan Grant and Pete Shearer discussed Riverwalk's commitment to spend up

to \$75K toward an engineering study for a trail segment in the River to YMCA. Alan Grant suggested a previously unidentified segment of this proposed trail be included on the new priority list. Marco Sessa asked about which road segment was noted for Item 3. Questions were asked of and answered by Nancy Graham about the IFS and this Priority List and how they are related. Rob Hutsel suggested including as a high priority the river trail segments as private money is being solicited and having a high priority may help the City consider contributing sooner than later to the cost.

Michele Addington moved to have the MVPG prioritize existing items 1, 7, 3, 9, & 2, together with the new segment of river trail mentioned by Alan Grant and submit the same to the City as requested; Michael Sherman seconded the motion.

The motion was approved 13-0-0 with Michele Addington, Cameron Bucher, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Andrew Michajlenko, Kathy McSherry, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas and Josh Weiselberg **voting yes, and, none abstaining.** Keith Pittsford left the meeting prior to the vote.

AUGUST 2021 - ACTION ITEM – NONE NO SEPTEMBER 2021 MEETING

OCTOBER 2021 - ACTION ITEMS (4)

1. 2835 Camino Del Rio S. Cannabis Outlet CUP Amendment (Project No. 680806) – Spencer Andrews

Description: Request to amend previously approved CUP No. 1811038 to add 1,495 SF to the Cannabis Outlet operations within an existing 17,767 SF commercial building.

Applicant provided an overview of the proposed project, including diagrams and maps of the existing facility and new portion of the existing premises which will be used for non-public facing purposes, including inventory storage and processing for off-site delivery. No changes to the building footprint, parking or ingress/egress are proposed. Question was asked about what the secondary space is necessary for – staging area for patrons to insure only permitted access to authorized areas. A question was asked what the expansion would allow in terms of additional product – about 10-15% more product being stored onsite over current inventory. Questions were asked about city cycle comments; applicant indicated most were resolved or being resolved concurrently in light of prior mistakes in application processing re: parking lot surfaces and impervious surface area. Question was asked about criminal activity at the facility; applicant indicated really none other than offsite robbery of delivery drivers on two occasions in Imperial Valley. Question was asked about environmental determination which applicant indicated is usually the last approval to be obtained in the entitlement process.

Cameron Bucher moved to approve the matter as submitted; Michele Addington seconded the motion.

The matter was approved 14-1-0 with Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Kathy McSherry, Keith Pittsford, Marco Sessa, Michael Sherman, Colton Speas, and Josh Weiselberg **voting yes**, Elizabeth Leventhal **voting no**, and no persons **abstaining**.

2. SDSU Stadium Stormwater Outfalls Project (Project No. 0693793)

Description: City of San Diego initiated project to clear and make as-needed repairs to five stormwater outfalls located within and adjacent to the San Diego River on the SDSU West stadium site.

Overview of newly created stand-alone Storm Water Department. Project entails maintenance (preventative and reparative) to the five existing outfalls at the SDCCU stadium site prior to turnover of outfall obligations to SDSU. An overview of the five outfalls and their current condition and scope of work was provided. A question was asked about what permits are

required; there is some permitting and mitigation required which is underway as part of the project process, including a Substantial Conformance Review 1. A question was asked about how often maintenance is performed – the last maintenance of these outfalls was prior to 2013. Question was asked about whether the outfalls function now and if the project was maintenance only; they do function as they exist and the project is mostly preventative maintenance.

Michael Sherman moved to approve the matter as submitted; Derek Hulse seconded the motion.

The matter was approved 15-0-0 with Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Michael Sherman, Colton Speas, and Josh Weiselberg **voting yes**, no persons **voting no**, and no persons **abstaining**.

3. Establishment of Election Subcommittee for regular March 2022 MVPG Election

Description: Establishment of an election subcommittee to oversee the advertising and operation of the March 2022 MVPG regular election where 9 seats will be up for reelection or vacant.

Michele Addington is looking for volunteers to assist in upcoming outreach efforts to attract prospective board members to the MVPG election in March 2022. Michele provided an overview of the eligibility requirements and upcoming election matrix for available seats. Keith Pittsford and Marissa Feliciano volunteered to assist as did Elizabeth Leventhal. Michele asked Marco Sessa to consider volunteering to help reach contacts in the Civity community. Marco expressed concern about the optics of involvement given connection to Civita community. A question was asked about verifying attendance at prior meetings.

Jonathan Frankel moved to approve the establishment of the Election Subcommittee and to appoint Michele Addington, Keith Pittsford, Marissa Feliciano and Elizabeth Leventhal thereto; Cameron Bucher seconded the motion.

The matter was approved 16-0-0 with Steve Abbo, Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Michael Sherman, Colton Speas, and Josh Weiselberg **voting yes**, no persons **voting no**, and no persons **abstaining**.

4. Vacancy Election (Resident Category)

Description: The MVPG has received a qualified applicant to fill a vacancy in the resident category. Election to fill the vacancy.

Jonathan Frankel moved to continue this matter to the November 2021 meeting; Keith Pittsford seconded the motion.

The matter was approved 15-0-0 with Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Michael Sherman, Colton Speas, and Josh Weiselberg **voting yes**, no persons **voting no**, and no persons **abstaining**.

NOVEMBER 2021 - ACTION ITEMS (4)

1. 123 Camino de La Reina Alexan AT&T Neighborhood Use Permit (Project No. 691186)

Description: NUP application to install a fully screened wireless communication facility (WCF) consisting of 12 panel antennas on the roof of the Alexan Gallerie parking garage.

Applicant provided an overview of the project, which is to reestablish a cell tower which was located on the property prior to its redevelopment into mixed use residential. Minor

improvements to the building, including a 10' height extension of an existing room in the building is anticipated.

Kaye Durant moved to approve the item as submitted; Josh Wieselberg seconded the motion.

The matter was approved 16-0-0 with, Michele Addington, Cameron Bucher, Kaye Durant, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Matthew Guillory, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg **voting yes**, no one **voting no**, and, no one **abstaining**.

2. 7995 Civita Blvd Purl Sign Program Neighborhood Use Permit (Project No. 682121)

Description: NUP application to provide a signage program associated with future ground floor commercial uses at 7995 Civita Blvd.

Marco Sessa and Alan Grant recused themselves due to interest in the Civita property/project. Overview of project provided by applicant including general signage locations and depictions of same. Mixed use project named Purl, with retail area being to be called The Row at Civita. Signage to be blade style, and upscale to provide visibility to tenants. Question was asked about retail size: 10 spaces at approximately 25,000sf with three tenants signed and two under construction. Question was asked about location of large median sign, which will be in the median at Russel Parkway set back from Friars Road.

Michael Sherman moved to approve the item as submitted; Keith Pittsford seconded the motion.

The matter was approved 14-0-0 with, Michele Addington, Cameron Bucher, Kaye Durant, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Matthew Guillory, Elizabeth Leventhal, Andrew Michajlenko, Keith Pittsford, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg **voting yes**, no one **voting no**, and, no one **abstaining** and Alan Grant and Marco Sessa recusing.

3. Draft City of San Diego Redistricting Commission Council District Maps

Description: Potential action to make recommendations regarding draft council district boundaries under consideration by the City of San Diego Redistricting Commission.

Jonathan Frankel provided an overview of the proposed redistricting map. It was indicated the map was final and subject to public review and comment and that MVPG could take a position and provide comment to the redistricting commission. Significant discussion and manual manipulating of the interactive redistricting map ensued; most of the discussion centered on the pros and cons of Mission Valley being represented by multiple council districts rather than a single as well as the lack of cohesion in the manner in which the Mission Valley area was trifurcated and did not adhere to the MVCP efforts and related parks and transportation planning. It was explained the redistricting was based on census data and intended to seek balance (based on population) for each council district.

Concerns were raised about allocation of funds amongst council districts and how parks and other transportation projects would be planned in light of the lack of a single cohesive community leader to work in conjunction with. A question was asked about how and whether additional cannabis dispensaries may come to Mission Valley as each council district is permitted 4 and Mission Valley currently is allocated only 4 and that others may come as a result. Some noted heavy commercial corridors are included in adjoining council district areas, but that the characteristics and needs of each are divergent. Another comment noted that the Riverwalk project would be cut into two separate council districts.

Josh Wieselberg made a motion to send a letter to the redistricting commission urging it to maintain the general nature of the Mission Valley council boundary, the same to be bounded on the west by Napa Street at Friars and east by Mission Gorge. Further discussion ensued as did continued manipulation of the interactive map in an effort to seek.

After further discussion, Josh Weiselberg revised and amended his motion to provide that the MVPG send a letter to the commission urging it to maintain Mission Valley in a single council district and that it maintains its east-west elongated boundary and not be bifurcated or otherwise trifurcated into three council districts.

An audience member suggested attending the hearing in person to voice the concern.

Josh Weiselberg moved that the MVPG send a letter to the redistricting commission urging it to maintain Mission Valley in a single council district and that the district boundary remain conterminous with the MVCP map; Alan Grant seconded the motion. The matter was approved 15-0-0 with, Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Matthew Guillory, Elizabeth Leventhal, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg **voting yes**, no one **voting no**, and, no one **abstaining**.

4. Vacancy Election (Resident, Property Owner Category)

Description: The MVPG has received applications to fill vacancies in the property owner and resident category.

All three candidates, **Phil Ouellette, Ryley Webb and Darshan Patel** introduced themselves. Jonathan Frankel indicated that pursuant to the bylaws of the MVPG, the vote need not be by ballot and could be made on the slate of candidates by motion and a vote of the MVPG Board. **Marco Sessa moved that the three candidates be elected to fill three vacant spots on the MVPG Board; Alan Grant seconded the motion.**

The matter was approved 14-0-0 with, Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg **voting yes**, no one **voting no**, and, no one **abstaining**.

One vacant spot remains open in the Property Owner category.

DECEMBER 2021 - ACTION ITEMS (2)

1. Westfield Mission Valley Plan Amendments (Project No. 685501)

Description: Proposed amendments to the Mission Valley Community Plan, Community Plan Implementation Overlay Zone ("CPIOZ"), and First San Diego River Improvement Project ("FSDRIP") Specific Plan to remove the Westfield Mission Valley properties from the Specific Plan area.

Applicant provided an overview of its proposed action to remove the west side of the Westfield Mission Valley property from the FSDRIP as well as amend the MVCP to reflect the property being subject to the EMX1 zone as is provided for by the MVCP.

Applicant was asked about whether the related maintenance assessment district to which the property is included would be affected; this zoning modification would not affect its inclusion from the maintenance assessment district. A question was asked about removal of park benches by an HOA that was included in this direct; applicant had no knowledge of the subject, but nothing included in its proposed amendment would affect benches along the river. Question was asked about project timeline and applicant indicated it would hope to go to Council in the next 2-3months.

Elizabeth Leventhal moved to approve the matter as submitted; Andrew Michajlenko seconded the motion.

The matter was approved 20-0-1 with, Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Philip Ouellette, Darshan Patel, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, Ryley Webb, and Josh Weiselberg **voting yes**, no one **voting no**, and, Ken Callaway **abstaining**.

2. BevMo! Conditional Use Permit Amendment (Project No. 692487)

Description: Application to amend condition number 18 of existing CUP #6258 to allow for home delivery of alcohol except between the hours of 2AM – 6AM and to allow delivery of non-alcohol products 24-hours a day.

Applicant could not appear; matter will be rescheduled for a later meeting of the MVPG.

JANUARY 2022 - ACTION ITEM (1)

1. Potential Action Regarding Proposed Amendments to City Council Policy 600-24 related to Community Planning Groups

Description: Discussion of proposed amendments to Council Policy 600-24 to create a process for recognizing independent community planning groups and to establish minimum operational requirements for officially recognized CPG's in the City of San Diego.

Jonathan Frankel provided an overview of the proposed changes including: loss of a category (property tax payer) and other proposed policies that MVPG would be required to comply with. Questions were asked about the workload to implement the policy if enacted. The cost is unknown, but the workload is expected to be substantial. The policy changes are proposed to be implemented 2023, with CPG's to begin their process in fall 2022. Further questions were asked about implementation of the policy and what the scope of the changes may be. A question was asked about forming a subcommittee to review this potential change on an on-going basis and to potentially be responsible for implementing the policy changes including all of the work required to organize. A question was asked about other CPG's potentially already functioning under these policies. It is unknown if there are. Further general discussion continued with a plan to bring a subcommittee formation back to MVPG for action at the next meeting.

FEBRUARY 2022 - ACTION ITEMS (3)

1. Mission Valley Banner District

Description: Recommendation regarding proposed banner district within Mission Valley by San Diego State University in collaboration with the San Diego River Park Foundation. Banner districts are used to promote local attractions, businesses, landmarks, and activities within the existing public right of way.

Jonathan Frankel provided an overview of the prior presentation and the particulars of the recommendation sought. Clarification was provided about mapping and locations to be effected by the district.

Phillip Ouelette moved to approve the item as submitted; Elizabeth Leventhal seconded the motion.

The matter was **approved 16-0-0** with Michele Addington, Cameron Bucher, Ken Callaway, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Philip Ouellette, Darshan Patel, Keith Pittsford, Marco Sessa, Ryley Webb, and Josh Weiselberg voting yes, no one voting no, and no one abstaining.

2. Handlery Hotel PDP Amendment (PTS#641194)

Description: Proposed amendment to existing Mission Valley Planned District Permit No. 99-0348 to remove conditions of approval to align with current Mission Valley Community Plan. No construction is proposed as part of the permit amendment.

Proposal to bring the site into conformance with MVCPU and the RMX1 zone (mixed use with focus on residential). Applicant provided an overview of the prior PDP for the area including the permissible uses and development that ensued as a result. New zoning would permit up to 89 dwelling units per acre. Question was asked about why the permit itself is not rescinded and what conditions would go away if the PDP amendment is granted. The permit rescission

was initial proposal, but would complicate existing uses and no other conditions under existing PDP go away other than right to remodel the hotel. No current redevelopment rights under the PDP would continue. There are two zones overlaying the site (open space and CC-3-9) and will stay as is post amendment. No future projects planned.

Marco Sessa motioned to approve the item as submitted and on condition that no outstanding offsite improvements required are foregone or eliminated; Michele Addington seconded the motion. The matter was approved 14-0-1 with Michele Addington, Cameron Bucher, Ken Callaway, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Darshan Patel, Keith Pittsford, Marco Sessa, and Josh Weiselberg **voting yes**, no one **voting no**, and Ryley Webb **abstaining (lacks sufficient information to vote)**. Philip Ouellette left the meeting during this item.

3. Potential Action Regarding Proposed Amendments to City Council Policy 600-24 related to Community Planning Groups

Description: Discussion of proposed amendments to Council Policy 600-24 to create a process for recognizing independent community planning groups and to establish minimum operational requirements for officially recognized CPG's in the City of San Diego.

Jonathan Frankel provided overview of CPC presentation re: Community Feedback on proposed policy update. Proposal goes before Land Use and Housing Committee in March 2022 and City Council in Spring 2022. The summer would permit the CPG's to prepare to reorganize and conform and seek formal recognition by the City Council in Fall, 2022. PG's may continue to operate status quo (under the new proposal) until March 2023. The matter was tabled and will be picked back up at a later meeting.

MARCH 2022 - ACTION ITEMS (3)

1. Election of Board Members of the Mission Valley Planning Group

Description: Election of board members for four-year terms expiring March 2026. Twelve (12) vacancies are subject to election. All qualified members of the public are able to participate in the election.

Jonathan Frankel acknowledged the efforts of Michele Addington in managing the election process. Michele Addington, Marissa Felciano and Cory Hazelwood all gave candidate statements.

The election was held by secret ballot with all eleven (11) candidates appearing on the ballot being elected to the MVPG (as announced at the end of the meeting). All eleven elected candidates will be seated at the April, 2022 meeting of the MVPG.

2. ARJ Spirits (Cork & Barrel) Conditional Use Permit (Project #697944)

Description: Application for a process three conditional use permit for off-site alcohol sales (type 21 ABC License) at 7995 Civita Blvd., Suite #7 within "The Row" at Civita.

Applicant provided an overview of the proposed site at Civita Blvd., and Russel Parkway. Site is located in Creekside District and is zoned CC3-5 zone which permits alcoholic beverage outlets with conditions. Applicant indicated at time of application 2 existing licenses were permitted in this census tract and this application would be for a third, but because the City made findings bases on crime statistics, the City would permit the project notwithstanding the existing of two licenses in the census tract already which the ordinance provides is the maximum. Store front space is 1904 square feet and would provide sales of alcohol for off-site consumption only.

Questions were asked about proximity of this store to the Civita School. Questions and concerns were raised about proximity to school and Civita Park. Questions and concerns were raised about signs and them attracting kids to the area or possibly influencing children.

Comments were offered about the positives and benefits of the project to the community. Questions were asked about consumption of alcohol in Civita Park. The Civita Park manager was in the audience and indicated consumption of alcohol in the park is permissible provided no glass bottles are brought on site. Comments and questions about proximity to the school and civita park and the proposed signage were asked. It was also indicated by Applicant that one of the existing licenses in this census tract has been revoked and Applicant would be the second license in the census tract if approved. Further discussion continued, including a question about whether the community association has weighed in on the project and whether the school had been contacted or weighed in on the project.

Cameron Bucher motioned to ask applicant to provide additional exhibits indicating the proximity of the project to the school and the Civita Park, provide some confirmation concerning the number of licenses of this type in this census tract and to present on the type of signage that may be used in the public-facing areas of the storefront;

Elizabeth Leventhal seconded the motion. The matter was approved 9-5-2 with Cameron Bucher, Kaye Durant, Marissa Feliciano, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Michael Sherman and voting yes, Michele Addington, Ken Callaway, Philip Ouellette, Colton Speas and Josh Weiselberg voting no, and Alan Grant (Civita affiliation) and Jonathan Frankel (his firm represented applicant) both recused.

3. Potential Action Regarding Proposed Amendments to City Council Policy 600-24 related to Community Planning Groups

Description: Discussion of updated proposed amendments to Council Policy 600-24 to create a process for recognizing independent community planning groups and to establish minimum operational requirements for officially recognized CPG's in the City of San Diego.

Michele Addington provided overview of the updates, including: No requirement to have a bank account; may utilize outside financial support; Indemnity will continue if the Brown Act is followed; Records can be maintained offsite; will have to publish our own agendas and maintain our own site or communication mediums. Discussion was had on web hosting ideas and mechanics. Offer from local land owner involved in FSDRIP to publish agendas on their site. A question was asked about possible financial support from Councilmember Campillo's office and/or Supervisor Fletcher's office. The matter was tabled and no action was taken.

APRIL 2021 - INFORMATION ITEM

1. Mayor Todd Gloria joined the meeting with information regarding infrastructure improvements and means to combat homelessness in Mission Valley

Most time is being spent on Covid 19. Train EMTs, Firefighters and Life Guards to administer vaccine. Mobile efforts and Balboa Park vaccine sites. Moved to Orange Tier today. Permitting outdoor dining on a permanent basis post Covid with advice and assistance. Economy 45 million dollars budget deficit when he took office and we are now at 80 million and next year 150 million budget deficit. The city has received 306 million dollars from the federal government relief bill. All will be used for the next two years and be as frugal as possible. April 15th will be the new budget proposal by the Mayor. Convention Center held over 4000 homeless persons in the last year. 1300 were placed in permanent houses. Remaining 600 in the Center have been transitioned to other shelters. It is now being used to house unaccompanied minors 1400 to date. Mostly girls but some younger male siblings through July 15th. Transition in 30 days and close in July. New encampment policy to clean up not at night or during inclement weather. Leads will be homeless assistance and fewer police officers. Homeless Outreach Team, PATH, with social worker dedicated to District 7 Budget will be introduced April 15, 2021, updating City Climate Action Plan and will be good for Mission Valley, working on new electricity and gas franchise, closes April 15.

MAY 2021 - INFORMATION ITEMS (2)

1. City of San Diego Redistricting Commission – Lora Fleming

Description: This presentation will present information on the work of the City of San Diego Redistricting Commission and their process of using 2020 census data to potentially make adjustments to City Council district boundaries and other changes to local elections. This is an information item only.

This uses the Census figures to redraw the boundaries so each of the 9 council districts has 1/9 of the population.

Commissioners were selected by 3 retired judges. The Commission will be responsible for drafting and finalizing the map boundaries. The Commission is completely independent. Not sure when the Census data so timing is tricky. The CA Supreme Court said the state has an extension since data is delayed. San Diego assumes that early 2022.

There are many ways to be involved either by attending hearings, email questions or mail questions to the Commission.

Jonathan Frankel questions how the Commission draws boundaries, are there other populations or criteria. Such as keeping neighborhoods together or Communities of interest that need to be considered.

Mapping Demographic Consultant being hired and the Commission is requesting a map that can be used to look at effects of redrawing boundaries.

Marco Sessa comments that there is a portion of Mission Valley in District 3 and another portion in District 7 and this has a great effect on Cannabis Dispensaries, are there other things that are tied by numbers per district. This will be looked at as part of the redistricting and taken into consideration. This is the type of information the Commission needs from community involvement.

2. Update from Assemblymember Chris Ward

Description: Assembly member Ward will be addressing the MVPG to provide an update on his legislative priorities and other relevant legislation. This is an information item only. Legislation on funding formula for low income housing. SB7 on high density housing CEQA challenges. Commends San Diego for vaccine participation. Email and phone number are in chat for assistance with local issues.

JUNE 2021 – NO MEETING

JULY 2021 - INFORMATION ITEM

1. Resumption of in person MVPG Meetings – Jonathan Frankel

Description: Discussion regarding potential resumption of in person meetings of the MVPG at the Mission Valley Library.

Jonathan Frankel provided an overview of current meeting rules/status including potential future resumption options. Alan Grant indicated suffering from zoom fatigue and in-person resumption is welcomed. Elizabeth Leventhal asked about library capacity to handle hybrid meetings. Jonathan Frankel did not believe library was equipped for hybrid meetings. Marco Sessa indicated hybrid meetings can come with distracting technical difficulties and feels when the library permits in-person meetings the MVPG should resume in-person meetings then.

Pete Shearer echoed the same comment. Elizabeth Leventhal asked about library requirements, including vaccination requirement. Michele Addington reported on the Library's stated requirements for entry, which include masks and social distancing, but it was not clear if masks were required to be worn by those fully vaccinated.

AUGUST 2021 - INFORMATION ITEMS (2)

1. Budget Update & Hate Crime Prevention Presentation – Councilmember Raul Campillo & Deputy City Attorney Jennifer Nelson

Description: Update on outcome of FY 2022 budget process related to Mission Valley priorities and presentation on hate crime prevention efforts from the City Attorney's office.

Councilmember provided an update and overview of current city-wide and district-based issues and achievements including securing additional funding for the City library system to maintain longer hours and staffing, additional funding for City arts and culture programs and new office of Child and Youth success to coordinate city-wide programs focused on child and youth development. Adding new mid-block street lights on Friars Road between Via Las Cumbres and Fashion Valley Road and funding for trail systems in the SD River. Voted in favor of new Home Depot in Mission Valley at old Scottish Rite center. Update on Hazard Center Rd. work and encouraged project proponent to provide update to MVPG. Update on SDSU MV stadium topping off ceremony.

Jennifer Nelson is Chief deputy attorney prosecuting hate crimes (among other), Provided overview and definition of hate crime and prosecutorial perspective of prosecuting such crimes. All witnesses and victims of hate crimes or crimes that may be hate crimes encouraged to report them immediately as such may help prosecutors in prosecuting such crimes. Question was asked about whether homelessness and crimes against homeless persons may be hate crimes; generally, such category (homeless) is not covered.

2. Civita Apartment Substantial Conformance Review – Marco Sessa

Description: Informational presentation on a forthcoming apartment community located in Civita.

Alan Grant offered to recuse during this item, but Jonathan Frankel reminded the MVPG that this is an informational item only. Marco Sessa provided an overview of the project and its consistency with the Quarry Falls Specific Plan. Parcel is NW of Civic Center and North of the school site which will be named in the coming future. The project density is proposed at 65.7 units per acre, which is nearly half of the density permitted. The project is not triggering two major improvements (HWY163/Friars improvements and the I15 and Friars improvements), but those are being contributed to and/or made in concurrently as the thresholds for the improvements are nearing. Overview of the project architecture and elevations was provided, including the building height being 60' when nearly 100' tall buildings are permissible. Building employs a wrap concept with parking structure in the center and living units constructed around the perimeter. Additional onsite parking was provided given lack of parking on Via Altana. Andrew Michajlenko commended the project as well-executed, but was concerned about exposure of parking garage (and lighting from vehicles and structure illumination) spilling out to the viewshed from the north as well as trash bins along Via Altana. The project architect clarified the trash bins were located inside the garage and the items depicted as trash bins were in fact electrical transformer boxes that can be screened. Jonathan Frankel asked about remaining for-sale projects to which Marco Sessa indicated that additional for-sale products were expected in the future.

SEPTEMBER 2021 - NO MEETING

OCTOBER 2021 - NO INFORMATION ITEM

NOVEMBER 2021 - NO INFORMATION ITEM

DECEMBER 2021 INFORMATION ITEM

1. Discussion of Proposed Amendments to City Council Policy 600-24 related to community planning groups.

Description: Proposed amendments to Council Policy 600-24 to create a process for recognizing independent community planning groups and to establish minimum operational requirements for officially recognized CPG's in the City of San Diego.

Jonathan Frankel and Michele Addington provided an overview and summary of the proposed amendments that would seek to harmonize the existence and organization of community planning groups with the City's charter. General concerns were expressed by the group about some of the proposed amendments, including the lack of obligation of project applicants to appear personally before the group, the lack of funding and other administrative requirements, including maintaining some web presence. Jonathan Frankel concluded discussion by indicating the item would be brought back for action before the MVPG at its next meeting.

JANUARY 2022 INFORMATION ITEMS (2)

1. Mission Valley Banner District – Rachel Gregg

Description: Discussion of proposed banner district within Mission Valley by San Diego State University in collaboration with the San Diego River Park Foundation. Banner districts are used to promote local attractions, businesses, landmarks, and activities within the existing public right of way.

At the request of council district 7, SDSU, in concert with the River Park Foundation is seeking to revive the banner district in Mission Valley. An overview of the program was provided including the approval process (resolution adopted by the Council) as well as the parameters for what banners may be displayed (messages and events that are community related). Questions about sponsorship were asked, including how the process works. Questions were asked about locations for banners; a map will be provided later for review.

2. Toll Brothers Civita Project – Mark Radelow and Mike Steffen

Description: Informational presentation by Toll Brothers regarding their forthcoming townhome development adjacent to the Avella community within the Civita master plan.

Overview of project area – mid part of the master planned area. An overview of the land use restrictions/limitations for the district and add for the overall master planned community and comparison to ADU/acre and ADT for the subject project (Everly). The project would be comprised of four unit types (~1400sf to ~2300sf) with 3-4 bedrooms and 2.5-3.5 bathrooms per unit. The designs incorporate outdoor deck spaces.

FEBRUARY 2022 INFORMATION ITEM

1. Update on Process for March 2022 Regular Election of the MVPG.

Description: 1 vacancy in property tax payer category, but no application pending. Upcoming election on March 2, 2022. 12 members are elected every 2 years to maintain regular rotation. 3 positions in each of the four categories (Property Tax Payer, Owner, Resident and Local Business Person) up for election and there are 11 current applicants. Successful applicants will be seated at the April, 2022 meeting.

Discussion about need to elect in person and the election of officers and need for in person or other similar medium to be able to manage the logistics of the election. Question about when term-out members will vacate their seats (at April meeting) and who can vote at the elections and how their eligibility is verified. Jonathan Frankel welcomed feedback on how to conduct an in-person or similar style election for March, 2022.

MARCH 2022 NO INFORMATION ITEM

Philip Ouellette, Secretary