

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

May 3, 2017

MEMBERS PRESENT

Steve Abbo
Paul Brown
Robert Doherty
Randall Dolph
Kaye Durant
Alan Grant
Derek Hulse
Rob Hutzel
John La Raia
Elizabeth Leventhal
Kathy McSherry
Andrew Michajlenko
Jim Penner
Keith Pittsford
Marco Sessa
Dottie Surdi
Rick Tarbell
Josh Weiselberg
Larry Wenell

MEMBERS ABSENT

Deborah Bossmeyer
Bob Cummings

Mary Holland

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER

Verify Quorum: 19 members were present, constituting a quorum. Chairman Dotti Surdi called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. PLEDGE OF ALLEGIANCE – led by Rick Tarbell.

C. INTRODUCTIONS / OPENING REMARKS

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Guests introduced themselves.

D. APPROVAL OF MINUTES:

Dotti Surdi asked for a motion to approve the March 1, 2017 minutes. A motion was made by Alan Grant to approve the minutes. Robert Doherty seconded the motion. The motion was approved 18-0-1 with Kaye Durant abstaining.

Dotti Surdi asked for a motion to approve the April 5, 2017 minutes. A motion was made by Rick Tarbell to approve the minutes. Rob Hutzel seconded the motion. The motion was approved 15-0-4 with Derek Hulse, Kathy McSherry, Kaye Durant and Larry Wenell abstaining.

E. Report of the Chairperson:

As related to ongoing activities of the Mission Valley Planning Group.

F. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

“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 and approved July 2015.

G. MEMBERSHIP COMMITTEE:

Keith Pittsford reported that Matthew Guillory is no longer a board member, having been absent for more than four consecutive meetings in a single year (per MVPG bylaws). Keith also announced the group will vote on two vacancies at next month’s meeting.

H. TREASURER’S REPORT

Bob Doherty reported that the balance is unchanged at \$1,357.06.

I. New Business: Action Items

1) 7-11 CUP for beer and wine at Friars Rd and Via Las Cumbres - Steve Laub, Land Solutions Presenting – Action Item (10 min)

The proposal is a CUP for the sale of beer and wine in a 7-11 store within the Las Cumbres Square commercial center. Mr Laub did not appear at the meeting. The Linda Vista planning group chair made a comment from the audience that the Linda Vista Planning group voted unanimously against the project at their latest meeting. Reasons cited were the multiple outlets for similar sales within a nearby radius and the proximity to the university student housing.

Motion:

John La Raia made a motion to request that Land Solutions come to the MVPG to present this project to the group as it borders the Mission Valley planning area. The letter is to be copied to the City’s hearing officer and the Linda Vista Planning Group Chair.

Kaye Durant seconded the motion.

Ayes: (17) Robert Doherty, Randall Dolph, Kaye Durant, Alan Grant, Derek Hulse, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg, Larry Wenell.

No: (1) Paul Brown

Abstentions: (1) Steve Abbo.

J. New Business: Information Items

1) Climate Action Plan – Cody Hooven Presenting - Information Item (15 min)

Cody Hooven gave the annual report for the City of San Diego’s Climate Action Plan.

The full report can be seen at: www.SanDiego.gov/sustainability

Highlights of the report included the City’s five-fold strategy by the year 2035: Develop energy & water efficient buildings; Developing 100% clean & renewable energy; Achieving 50% (non-car) commuter use via Ride Share, Metro transit, bike and land use strategies; Creating zero

waste to the landfill via recycling programs; Creating climate resilience by achieving a 35% urban tree canopy cover to reduce heat zones.

2) 2017 Rock 'n' Roll San Diego Marathon and ½ Marathon – Natalia Mendez Presenting – Information Item (10 min)

Taking place on Sunday, June 4th. The race has not changed from last year. The course had a few changes in 2016 and although there were no additional road closures in Mission Valley, the existing road closures stood a little longer than in the past. Here are a few bullets of what you can expect to see in Mission Valley on race day:

- Road closures between 6am and 1pm approximately
- Impacted roads: Friars Rd and Napa St – access lanes will be in place on Friars Rd
- Impacted on ramps: SB 163 from Friars Rd
- NB 163 will be closed between downtown and Friars road from 5am to 2:30pm

For complete information refer to: <http://www.runrocknroll.com/san-diego/>

3) Process for providing comments on the Recirculated Draft EIR for the Serra Mesa Community Plan Amendment Roadway Connection Project (Phyllis Place) - Alyssa Muto, Deputy Director, Presenting- Information Item (10 min)

Presentation on the process for providing comments on the recirculated Draft EIR for the Serra Mesa Community Plan Amendment Roadway Connection Project (Phyllis Place).

Marco Sessa and Alan Grant recused themselves. Comments to the EIR are due to the City by May 30, 2017. Comments made to the previous circulation will noted, but will not be responded to.

Questions from included:

- Several board members asked about being able to respond to the EIR circulation. Since the item was not an action item on the agenda, a special meeting of the MVPG would have to be called prior to the May 30th comment period. It was noted that even if the MVPG did not respond within the recirculated EIR comment period, they did respond to the original circulation, and could certainly comment directly to the Planning Commission prior to a Planning Commission vote.
- Several members requested that the Chair place this item on the June agenda as an action item.

K. Old Business:

1) Subcommittee Reports:

A. Design Advisory Board – Randy Dolph

Did not meet.

B. MV Community Plan Update – Elizabeth Levental/Andrew Michajlenko

- The next two sessions will deal with land use planning Future Growth and Mobility
- The sub committee meets the 2nd Friday of each month at the Mission Valley Library at 3pm.

- John Nugent offered from the audience that the Facilities Financing Plans are being discussed at the City and that planning groups can apply for fund. This led to a discussion to have someone from Facilities financing appear at the sub-committee and before the full planning group.

C. Ad Hoc Committees:

1) Qualcomm Redevelopment: Paul Brown

- Sub-committee plans to meet Thursday, May 11th, at 2pm at the Mission Valley Library.

2) Parks: Rob Hutsel

- Did not meet.

3) Public Health, Safety and Welfare: Elizabeth Leventhal

- Elizabeth highlighted a strategy to address the homeless crisis in San Diego that Councilman Chris Cate has sent to the mayor (copy attached).

4) Riverwalk: Rob Hutsel

- Did not meet.

2) **Community Reports:**

A. San Diego River Coalition – Alan Grant

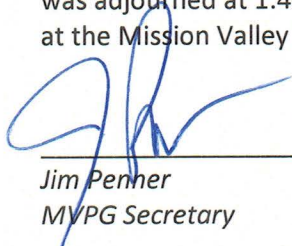
Meeting Friday, May 19th, at 3pm, at the Mission Valley Library.

B. Community Planning Chairs Meeting – Dottie Surdi

Meets 4th Tuesday each month, Dottie to provide information.

3) **Miscellaneous Items**

- L. **ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:40 P.M. The next regular meeting will be on Wednesday, June 7, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.



Jim Penner
MYPG Secretary




**OFFICE OF COUNCILMEMBER CHRISTOPHER WARD
THIRD COUNCIL DISTRICT**

M E M O R A N D U M

DATE: March 20, 2017

TO: Mayor Kevin L. Faulconer
Council President Myrtle Cole, Fourth Council District

FROM: Councilmember Christopher Ward, Third Council District 

SUBJECT: Complementary Homeless Strategies for the City of San Diego

As the City of San Diego reaffirms its commitment to permanent supportive housing opportunities and embraces a coordinated and collaborative approach to its homeless crisis through the work program docketed for City Council discussion today, I would like to offer additional, complementary strategies for the City to explore to make significant progress toward real and necessary housing and services solutions for thousands of homeless San Diegans.

My approach to homelessness is guided by the principles of housing-first, coordinated-entry and data-driven strategies, decriminalization, and balancing health and safety concerns of our communities with the rights and needs of people who are living in deplorable conditions.

Housing First: Land Use and Housing Strategies

 ***Comprehensive Review of Public Lands for Affordable and Permanent Supportive Housing Opportunities***

The City can facilitate the development of affordable and permanent supportive housing by making public land available for eligible projects. Parcels may be surplus, undesirable or underutilized public properties, as well as vacant, abandoned, and tax-delinquent private properties acquired through purchase or tax foreclosure.

Additionally, the City should engage other government, transit agencies and special districts (e.g. Civic San Diego, the San Diego Housing Commission, the County, SANDAG, MTS, SDUSD) which may own property that is no longer useful for its original purpose, or is ideally situated for shared public and private uses (e.g., transit-oriented development).

✦ Establish a City-sponsored Community Land Trust to Provide Affordable and Permanent Supportive Housing

In partnership with the San Diego Housing Commission (SDHC), the City should explore the creation of a community land trust (CLT) or similar structure which holds title to land to preserve its long-term availability for affordable housing and/or permanent supportive housing. CLTs receive public or private donations of land or use government subsidies to purchase land on which housing can be built. Ownership of the land, along with the imposition of durable affordability controls over the resale of any housing located on its land, allows the CLT to ensure that homes will remain affordable for generations. CLTs can play a similar role in preserving the affordability of rental housing and permanent supportive housing.

CLTs are increasingly being adopted by local governments facing urgent housing-affordability needs. Frustrated by housing costs that are rising rapidly beyond the reach of low- and moderate-income families thereby contributing to homelessness, and concerned about the steady loss of affordable homes, municipalities as different as Irvine, CA, Chicago, IL, Sarasota County, FL, Austin, TX, Delray Beach, FL, Highland Park, IL, Las Vegas, NV, and Chaska, MN, have taken the lead in creating their own CLTs.

The City, via the SDHC could offer a long-term ground lease of a city-owned property for the development of affordable and/or permanent supportive housing. The City retains ownership of the asset, while dramatically decreasing the cost to produce housing supply by underwriting land cost. In partnership with the SDHC and developer, the project could also be sustained by project-based vouchers and other revenue sources.


✦ Expand Adaptive Reuse to House our Homeless/Citywide Zoning for Permanent Supportive Housing

The City should pursue an adaptive reuse ordinance that would provide for an expedited approval process for conversion of underutilized commercial properties and buildings that are no longer economically viable to either permanent supportive housing or an affordable housing project targeting a specific AMI range. In Los Angeles, adaptive reuse has resulted in almost 14,000 units through renovation of older office and commercial buildings for new housing. While the Los Angeles ordinance did not specify housing affordability, the small scale of units would be well suited for permanent supportive housing projects. This ordinance could take effect citywide with the exclusion of prime industrial zones in order to protect the need for such parcels.

Such building conversions address the needs of the homeless while preserving historic structures and existing neighborhood character. In addition, historic conversions address sustainability goals by reducing landfill waste and greenhouse gas emissions that result from new construction. Expedited approval processes combined with ensuring that older and historic buildings are not subject to the same zoning, code, and parking requirements could result in a significant increase of additional units and revitalization of blighted areas.

 ***Red Light and Nuisance Property Abatement, Acquisitions, and Conversions***

The City and its partners should identify long-standing nuisance properties such as run-down motels and dilapidated or abandoned residential buildings. Cities have compelled the owners of nuisance properties to correct deplorable conditions. If the owner fails to do so, the municipality can use its powers to correct, or abate, the conditions itself. Nuisance abatements have presented unique and fast-tracked opportunities to convert property to affordable housing or supportive housing, and have helped to restore the quality of life in neighborhoods.

 ***Encourage the Development of Second Dwelling Units, Accessory Dwelling Units, Micro Units, Tiny Homes***

The City should embrace and encourage the development of units that cost less to build such as companion units/accessory dwelling units/granny flats as approved by state law, micro units, studios, prefabricated housing and other innovative types of housing. Additionally, the City should pursue state legislation to allow for the development of tiny homes despite California's confining building codes.

Last year, Assembly Bill 2176 was approved and signed into law by Gov. Jerry Brown. It allows the City of San Jose to temporarily suspend state building, safety and health codes for the purpose of building "unconventional" housing structures — everything from wood-framed sheds to tiny homes. The City of San Jose is currently working on regulations based on some minimum standards described in AB 2176.

While considering these unique and innovative housing types, the City should develop incentives to assist homeowners in constructing second units in exchange for providing long-term affordability and/or permanent supportive covenants or requiring recipients of the incentives to accept housing vouchers. Examples of incentives include: waiving or reducing permit fees and/or utility/sewer hookup charges; and/or easy-to-access low-interest loans and/or grants that could use a mix of conventional home improvement loans, loan guarantees and CDBG or other funds.

Coordinated-Entry and Data-Driven Strategies

 ***Support Inclusive, Low-Barrier Shelter and Transitional Housing Facilities***

One of the critical components of quality and effective coordinated entry is being low barrier. Some shelters and transitional housing cost too much, require strict sobriety, separate couples, prohibit companion animals, couple shelter with religious outreach, or refuse admittance to those with certain types of criminal histories. It's been noted that some homeless individuals lack the feeling of personal safety and have the inability to store belongings in the shelters. Additionally, many have experienced that shelter hours are not conducive to those who hold jobs (and many homeless people do) who can't always be in line at 4:30 in the afternoon, so they cannot get a shelter bed. Those who choose to stand in line may give up on finding employment because of the schedule.

Individuals who are denied entry once are not likely to try again. Relaxing these rules might make shelters more palatable to a number of chronically homeless individuals. The coordinated entry process does not screen people out for assistance because of perceived barriers to housing or services, including, but not limited to, lack of employment or income, drug or alcohol use, or having a criminal record. In addition, housing and homelessness programs lower their screening barriers in partnership with the coordinated entry process.

The coordinated entry process should provide that assistance be allocated as effectively as possible and that it be easily accessible no matter where or how people present. Additionally, the programs must be inclusive of all subpopulations, including people experiencing chronic homelessness, individuals with mental illness and/or addiction, veterans, families, youth, LGBTQ persons, survivors of domestic violence, etc.

Expand Shelter Opportunities

The coordinated entry process supports access to emergency services such as shelter. The process includes a manner for people to access emergency services at all hours independent of the operating hours of the coordinated entry intake and assessment processes. For example, people who need emergency shelter at night are able to access shelter, to the extent that shelter is available, and then receive an assessment in the days that follow, even if the shelter is the access point to the coordinated entry process.

To support and expand this component of coordinated entry, the City has an opportunity to play a greater role by considering low-barrier emergency shelter opportunities at city-owned facilities such as Golden Hall, the former Downtown Library, and/or other locations. A facility like this would operate on an interim basis until such time that the City develops Support Service Assessment Centers as solicited by Mayor Faulconer in a Request for Statement of Qualifications (RFSQ) released on February 13, 2017.

Increase the Supply and Diversity of Homeless Diversion and Rapid Re-Housing Programs

Data and best-practice has proven that diversion programs can reduce the number of families becoming homeless, the demand for shelter beds, and the size of program wait lists. Diversion is a strategy that prevents homelessness for people seeking shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing.

The City must focus on allocating resources toward Rapid Re-Housing Programs which provide financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The funds under this program are intended to target individuals and families who would be homeless but for this assistance. The funds will provide for a variety of assistance, including: short-term or medium-term rental assistance and housing relocation and stabilization services, including such activities as mediation, credit

counseling, security or utility deposits, utility payments, moving cost assistance, case management, connection to mainstream services (services that come from agencies outside of the homeless assistance system, such as welfare agencies) and/or benefits; and housing search.

Expand Project Homeless Connect

Project Homeless Connect is a one-day resource fair that provides services, such as health screenings, flu shots, dental exams, haircuts, legal aid, housing counseling, pet care and additional services for San Diego's homeless families, veterans, seniors and individuals with disabilities. This critical homeless outreach project is in its 11th year. Hundreds of volunteers were able to help more than 1,000 homeless individuals in January 2017. Because so much of the program is made possible thanks to volunteer time and donations it is a relatively low-cost way to connect with a large number of individuals and gather essential data. The City should explore increasing the program to occur quarterly and/or every month as resources are available.

Decriminalization

Implementation of Homeless Care Zones

The City should explore the implementation of Care Zones, wherein homeless people can live without fear of arrest for carrying out the routine behaviors of daily life. Care Zones typically combine temporary shelter with services such as medical care, meals, and employment assistance. In some cases, residents of homeless encampments prefer these to shelters.

Care Zones must be strategically located throughout the city and in each Council District to allow inhabitants access to the services and employment opportunities that might help them transition out of chronic homelessness. The location(s) of these zones are key and should not just be cited in industrial parts of the city where community opposition is unlikely. Additionally, such zones should offer supportive services, security, coordinated meal distributions, waste management, showers, and restrooms.

Current existing Safe Parking Programs (such as Dreams for Change and Jewish Family Service in San Diego, and New Beginnings in Santa Barbara) provide safe overnight parking for qualifying individuals and families that are currently living in their vehicles. These programs can be replicated and expanded. The City should explore additional partnerships between local non-profits, faith-based organizations, law enforcement, merchants, local business owners, the city and county to identify and provide parking places for vehicle dwellers. Enrollment and participation in such programs would be based on immediate need and long-term goals will be established through case management and maintained by supportive services enrollment and referrals.


Through a coordinated and managed Care Zone program, the City has an opportunity to also address ancillary public health and safety issues such as a permit-controlled coordinated meal distributions program, storage availability, opportunities for homeless

individuals with pets, mobile shower system, and more responsive policies and community-responsive enforcement of local laws.

 ***Establish Protocol for City Engagement with the Homeless***

The City must ensure that the use of resources allocated to homeless-related interactions, across all departments, are targeted towards programs to strategically assist homeless individuals. Stronger collaboration between the Regional Task Force on the Homeless, County, San Diego Housing Commission and City departments will result in a more coordinated and appropriate response to address the needs of individual homeless persons interacting with the City. The City should aim to train each department that interacts with homeless individuals to be equipped to connect that individual to the services they need.

Additionally, until such time that the City expands emergency shelter, housing, and/or Care Zone opportunities, it is recommended that the City halt citations of homeless encampments and explore forgiveness of outstanding penalties.

 ***Expand and Support Public Safety and Public Health Outreach Programs***

The City should prioritize the expansion of Public Safety and Public Health Outreach Programs to 24 hours/day and allow for multiple areas of the City to be services simultaneously.

The Homeless Outreach Team (HOT), Serial Inebriate Program (SIP), Psychiatric Emergency Response Teams (PERT) and Resource Access Program (RAP) are some of the City's initial points of contact with both chronic homeless and chronic inebriates living on the streets.

These very effective public health and safety outreach programs offer an alternative to incarceration, prevent the frequent access to costly emergency room care, provide public safety team integration with homeless case management systems, and more coordinated public benefits.

The composition of first-responders, medical and mental health professionals allow for the teams to seek out and engage chronically homeless persons and, for those who are willing, place them in housing linked with appropriate services.

Additional Strategies

 ***Workforce Development for Homeless Individuals***

The City, in partnership with the San Diego Workforce Partnership, should create a pathway to self-sufficiency for homeless and low-income individuals by providing the resources and support needed to find and retain employment. A steady job is the single most important step in a person's transition out of poverty and onto a pathway to long-term self-sufficiency.

The City should explore opportunities to partner with its employee groups and local non-profit agencies to insource services that are currently provided by third-party contractors and develop a workforce development program for the homeless.

Coordinate and Increase Volunteer Opportunities

Volunteers are critical to many of the programs in the community addressing homelessness and help support our non-profit partners, especially related to clothing drives and meal service. In addition to the many volunteers already involved with our non-profit partners, there is a desire in the community for additional opportunities to get involved. As we look into new ideas – from care zones to increased homeless connect programs – and begin to redirect public meal distribution efforts to programs connected with services, there will be increased opportunity and need for volunteers. Analysis and evaluation of each program should include potential volunteer opportunities and organization responsible for a coordinated volunteer management system as we already utilize for other City volunteer opportunities.

Legislative Policies and Declarations

Update Council Policy 000-51

On June 12, 1995, the City Council Established Council Policy 000-51: *Comprehensive Homeless Policy*. The City must update the policy to reflect its commitment to permanent supportive housing opportunities and coordinated and collaborative regional approach to its homeless crisis. Additionally, this policy can establish protocol for City Department's engagement with homeless individuals.

Homeless State of Emergency/Shelter Crisis Declaration

The City should declare a State of Emergency on Homelessness or reaffirm the declaration of a Shelter Crisis. (A Shelter Crisis was declared by the City Council in 2015 and did not have a specific termination date). Similar efforts across the nation have enabled localities to fast-track and create streamlined processes for the construction of affordable housing and have provided cities with more administrative authority and flexibility in contracting for services and allocating resources in response to the homelessness crisis. Such declarations also made it easier for nonprofits and faith-based institutions to operate shelters and safe parking programs in addition to opening up the possibility for the use of city facilities for the same purpose. In doing so, the City will also signal to state and federal partners that additional investments are needed in the programs that have been defunded or underfunded to meet the identified level of need.

Identify New Revenue for the Homeless Services and the Production of Permanent Supportive Housing

Identify New Revenue: General Obligation Bond, Sales Tax, TOT, other

The City must identify a new source of revenue for homeless services and the production of permanent supportive housing. Earlier this month, voters in Los Angeles approved a quarter-cent sales tax increase that will raise \$3.5 billion over the next decade after city leaders called for a massive funding effort to move tens of thousands into permanent

housing. This increase is in addition to a \$1.2 billion bond measure also approved by Los Angeles voters in November 2016.

Additionally in 2016, Santa Clara County voters approved a \$950 million affordable housing bond. Alameda County voters approved a measure which would allow for the issuance of up to \$580 million in general obligations bonds to provide affordable local housing and prevent the displacement of vulnerable populations. The City of San Jose increased sales tax by a quarter percent last year, expected to bring in about \$38 million per year to the city's general fund which could be used for any government purpose such as affordable housing and homeless services. Oakland voters embraced a \$600 million infrastructure bond, earmarking \$100 million for affordable housing. San Mateo County voters approved a sales tax extension for 20 years, dedicating funding toward affordable housing and other public services. Lastly, San Francisco voters overwhelmingly approved a \$261 million general obligation bond for the acquisition and rehabilitation of multi-unit properties for conversion into permanently affordable housing. The City of San Diego must find the political will to do so as well.

More immediately, as Mayor Faulconer proposes an effort to increase Transient Occupancy Tax, the City Council must ensure housing and homeless needs are not overlooked and shortchanged.

Social Impact Bonds

Social Impact Bonds, or Pay for Success Programs, are a performance-based contract where private and/or philanthropic lenders loan funds to accomplish a specific objective and are repaid based on whether the program achieves its goals. Other cities throughout the country are using this innovative partnership model to measurably improve the lives of homeless individuals by driving resources toward permanent support housing programs.

The City and/or County could pursue social impact bonds by first identifying the average cost to taxpayers for a set number of chronically homeless individuals, such as reduction in days in jail, visits to the emergency room, detox facilities, and arrests. We saw through Project 25, a 3 year pilot program that provided permanent supportive housing for the most frequent users of emergency services, significant savings to taxpayers. As a result of Project 25, the median expense per user decreased from nearly \$111,000 in 2010 to less than \$12,000 in 2013 with an overall savings of \$3.5 million dollars.

Similar savings could be scaled to a larger group of chronically homeless individuals and private investors that take part could put up the initial investment to start and/or expand preventative programs. In Santa Clara, private funders are providing \$6.9 million to house at least 80% of participants for a year or more and the county reimburses as each person hits tenancy milestones with the largest reimbursement coming after a formerly homeless individual remains in housing for a year. We know that we need all creative ideas on the table and enhanced public private partnerships to make meaningful investment in programs and services.

Thank you for the work and support you both are emphasizing this year to help us meaningfully address one of the most pressing issues our City faces. As the Councilmember for the Third District, whose neighborhoods are some of those most directly impacted, I look forward to partner with you toward the success of adopted City and regional programs. I will make myself available to help lead in any further exploration of the above-mentioned strategies or additional ideas that may be proposed in the coming year.

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE
Apr 14, 2017**

Members Present:

Paul Brown, Alan Grant, Derek Hulse, Rob Hutsel, Richard Ledford, Elizabeth Leventhal, Andrew Michajlenko, Patrick Pierce, Karen Ruggels, Rebecca Sappenfield

Members Absent:

Deborah Bossmeyer, Michael Richter, John Schneidmiller, Marco Sessa, Nate Smith, Dottie Surdi, Karen Tournaire, Larry Wenell

San Diego City Planning Staff and Consultants present:

City: Emanuel Alfurja, Maureen Gardiner, Nancy Graham, Liz Saidkhanian, Naomi Siodmok

Other City Staff:

Rachel Esguerra, San Diego Public Library

Consultants:

Monique Chen, Chen Ryan

Others in Attendance:

Henry Chang, Marcela Escobar-Eck, Ken Gottheer, Cindy Moore, John Nugent, Bhavesh Parikh, Danielle Smith, John Ziebarth

Meeting Notes:

A. Call to Order

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:05 p.m. at the Mission Valley Library Community Room located at 2133 Fenton Parkway, San Diego, CA.

B. Future Growth & Mobility

1. Climate Action Plan (CAP)
 - a. Dec 2015 Climate Action Plan adopted by State Legislature
 - b. CAP calls for 51% reduction in greenhouse gas emissions by 2035
 - c. City's response to CAP includes Smart Growth planning to reduce vehicle miles traveled and encourage transit oriented development
 - d. Mission Valley is within a Transit Priority Area
 - e. Mission Valley is centrally located
 - f. Mission Valley has relatively low development density with low assessment value which are identifiers of land opportune for redevelopment
2. Vehicular Inflow/ Outflow (2014)
 - a. The vehicular Inflow/ Outflow data for Mission Valley indicates:
 - i. Majority of people who work in Mission Valley don't live in Mission Valley
 - ii. 41,000 commute into Mission Valley daily
 1. 43% of incoming travel less than 10 miles
 2. 78.5% incoming drive alone

- 3. 3.5% incoming transit
 - iii. 7,750 live in Mission Valley and work elsewhere
 - iv. 636 work and live in Mission Valley
 - b. The data informs us that Mission Valley does not have housing supply to support the commercial jobs within the Valley
 - c. Planning target is to reduce the Inflow/ Outflow and encourage balanced growth within the Valley supporting live, work and play.
- 3. Draft Land Use Alternatives

The CPUs has identified the following preliminary land use alternatives:

 - a. Alt 1 - String of Pearls. Focus development on trolley stops.
 - b. Alt 2 – Vibrant Core. Focus development on the heart/ urban core between I-5 and I-805.
 - c. Alt 3 – Campus & Clusters. Work with what we have, increase density and improve connectivity.
- 4. Projected Growth
 - a. All three alternative land use plans have a focus on bringing a significant quantity of new housing to the Valley; 21-25K du.
 - b. All three alternative land use plans increase Commercial office; 10.6M to 12.6M sf.
 - c. CPUS Discussion:
 - i. How do we assure new residential product typology and cost are aligned with the jobs available within the Valley?
 - ii. Will park space be increased in response to increased residential dwelling units?
 - iii. How do we encourage new product to meet the needs of the Valley, i.e., affordability, apartments versus condos? What is the right mix?
 - iv. Apartments have the benefit that parking may be de-bundled from the base rent offering incentives for transit ridership and less dependence on private vehicles.
- 5. Mobility & Challenges
 - a. Quality of life
 - b. Challenges with existing Traffic Flow
 - i. Congestion
 - ii. River closures
 - c. Commute mode in Mission Valley is substantially vehicular single occupied vehicles
- 6. Trip Generation MAGRA (vehicular only; does not include transit).
 - a. All three land use alternatives generate substantial new ADT and are relatively similar in their overall traffic impact.
 - i. Baseline – Adopted current MVCP with growth per MVCP; 21.8% ADT increase
 - ii. Alt 1 – String of Pearls; 71.9% ADT increase
 - iii. Alt 2 – Vibrant Core; 65.8% ADT increase
 - iv. Alt 3 – Campuses & Clusters; 67.6% ADT increase
- 7. Mobility Solutions to Increasing Transit Ridership
 - a. Remove access barriers to transit stations, i.e., provide pathway, bridges and open gates
 - b. 0.5 mi maximum travel to trolley station; ideal 0.25 mi
 - c. Connectivity through future active paseos and mews through superblocks
 - d. Interconnect destinations and transits stations with a central community circulator
 - e. Potential adaptive re-use of the existing SR163 ramp for transit access
 - f. Connect adjacent communities with Skyways
- 8. Bicycle Solutions
 - a. Over 14% of the commute trips in Mission Valley are less than 3 miles; these could be bicycle trips

- b. Safety is key
- c. Enhanced comprehensive bicycle network
- 9. Opportunity New Roadways
 - a. Colusa St connector has been removed from study. Connector was determined non-feasible in an early 2000 study prepared by the City.
 - b. The City does not have adequate traffic model funding to study all possible combinations of proposed new roadway segments. As such, a limited quantity of segments will be studied in and out. Phyllis Place Connector will be modeled within all traffic studies.
- 10. Creating a Balanced System that Accommodates Growth
 - a. Emphasize grid and connectivity
 - b. Buses need direct convenient routes
 - c. Provide a Mobility Hub where multiple modes of transit interface

C. Discussion

1. Subcommittee requested the ADT projections be adjusted to include mixed-use and multi-mode transit credits. Multi-modal credits generally are 10% with the outer acceptable limit, 15%.
2. Subcommittee noted Mission Valley has inadequate roadway network to support the projected ADT increase even if multi-modal credit hits 24% promoted by Circulate San Diego.
3. Subcommittee noted the Riverwalk extension to Goshen passes through the MTS property. Is that viable? City Planning Response. Yes, we believe the extension is possible.
4. Subcommittee acknowledged Mission Valley's growth will have traffic impact on adjacent neighboring communities. Subcommittee inquired if the traffic studies will include regional impacts?
5. Subcommittee recognized the planned growth for Mission Valley will increase ADT substantially, even if a 15% multi-mode credit is taken; a 300,000 ADT increase is projected. Existing and future land uses within Mission Valley will encourage inflow ADT to regional lifestyle centers.
6. Subcommittee requested the City identify a projected commercial, residential and public use growth model reflecting a healthy balance of commercial, public and residential uses which would promote a financial vibrant community with quality of life, high paying jobs, and reduction of inflow/ outflow.
7. Subcommittee noted the market may control the proposed growth. If the transportation network cannot adequately handle the growth, congestion will increase and commercial and residential uses will look elsewhere to locate/ develop.

D. Future Meetings

1. The next two meetings in May and June will be focused on identifying preferred land-use strategies. Subcommittee members are requested to email Nancy Graham with any information and/or knowledge needs to facilitate the discussion.

E. Adjournment: The meeting adjourned at 4:45pm.

Next Regular Meeting Date:

Friday, May 12, 2017 at 3:00 pm at the Mission Valley Library, Community Room.

Minutes of Qualcomm sub-committee meeting April 18, 2017

The meeting was called to order at 3:30 at the offices of San Diego River Park Foundation.

Attending were Paul Brown, Mary Holland, Elizabeth Leventhal, Marco Sessa, Rob Hutsel, John La Raia, Jim Penner, and Josh Weiselberg.

Discussion focused on how best to proceed with the assignment the committee was given. The group agreed that each of us would read that portion of the Initiative that interested that most particular member. The goal will be to develop questions that the group, taken as a whole, believes need to be answered before the MVPG should take a position on the Project/Initiative.

A timeline for reporting back to the Board was discussed. No timeline was agreed upon other than it wasn't necessary to report before the May 3 meeting.

Submitted: _____ Paul Brown _____

Paul Brown, Chairman

Community Planners Committee

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CPC FINAL MINUTES FOR MEETING OF APRIL 25, 2017

MEMBERS PRESENT:

Russ Connelly, City Heights
Naveen Waney, Clairemont Mesa
Rhea Kulman, College Area
Pat Stark, Downtown
Kenneth Malbrough, Encanto
David Swarens, Greater Golden Hill
David Moty, Kensington/Talmadge
Jeffrey L. Stevens, Mira Mesa
Debbie Watkins, Mission Beach
Janay Kruger, University
Victoria Touchstone, Rancho
Bernardo
John Nugent, Mission Valley

Daniel Smith, Navajo
Jim Baross, Normal Heights
John Ambert, Ocean Beach
Jon Linney, Peninsula
Wallace Wulfeck, Scripps Ranch
Guy Preuss, Skyline/Paradise Hills
Robert Leif, Southeastern
Leo Wilson, Uptown
Cathy Kenton, Midway
Laura Riebau, Eastern Area
Henish Pulickal, Pacific Beach
Jon Becker, Rancho Penasquitos
Dennis Campbell, North Park

VOTING INELIGIBILITY/RECUSALS: Rancho Bernardo

Guests: Sandra K. Wetzel-Smith, Ray Bernal, Dennis Campbell, Tom Mullaney, and others

City Staff/Representatives: Alyssa Muto, Brian Schoenfisch, Tony Kempton, and Alfonso Gastelum. .

NOTE: *The sign-in sheets provided at the entrance to the meeting are used to list CPC Representatives, guest speakers, and staff present at the meeting.*

1. **CALL TO ORDER:** Chair David Moty called the meeting to order at 7:00 pm and proceeded with roll call.
2. **NON-AGENDA PUBLIC COMMENT:** None.

3. MODIFICATIONS AND APPROVAL OF AGENDA:

No modifications proposed. Agenda approved by unanimous consent.

4. APPROVAL OF THE MINUTES OF MARCH 28, 2017:

Wallace Wulfeck submitted correction for Item 6 on March minutes regarding certain training that new cpg members received at COW – to change ‘undesirable’ to ‘not appropriate’ or ‘of insufficient quality.’ Leo Wilson, Uptown, moved to approve minutes as corrected. Seconded by Jose Reynoso, College Area. Motion passed. Yeas: Mira Mesa,,Southeaster, Greater Golden Hill, Ocean Beach. Peninsula, Uptown, Mission Hills, Encanto, Scripps Miramar Ranch, Skyline/Paradise Hills. Abstentions: Clairemont, Eastern Area. Rancho Bernardo, Kensington/Talmadge, Rancho Penasquitos, College Area, Midway, Mission Valley, Pacific Beach, Midway, University.

5. CIP PRIORITIZATION PROCESS- Information Item

Marnell Gibson, Deputy Director of Public Works presented a Powerpoint covering the Capital Improvement Project prioritization process for Community Planning Groups. Discussion included a definition of what a CIP project is, overview of CIP FY2018-22 and outlook, roles and responsibilities of CPC, cpg and City, an anticipated CIP schedule, status of previous list of CIP requests, key CIP resources, other staff (Richard) then discussed the draft survey followed by a question and answer period.

Ms. Gibson described the CIP as a long range plan of capital needs including construction projects, planned improvements of existing facilities and identified funding sources. Identification of projects starts in fall each year and extends five years with a one year annual budget approval process. A CIP does not include operation and maintenance activities. Assets include storm water, water quality, permanent best management practices, airports, libraries, wastewater facilities, roadways, street lights, signals, road diets, bike paths, park and recreation facilities, buildings/structures. Wastewater and water facilities comprise the largest asset component and are enterprise funded. Recent capital outlook takes financial management’s projected revenue for the next five years and aligns that with all the asset management department’s identified capital needs and then determines if there is a funding gap. Public Works focuses on the funding aspect of CIP. Six hundred million dollars of revenue per year are projected to be available for the next five years, translating into the largest CIP budget that Public Works has delivered. Regarding roles and responsibilities, Public Works requests that the planning groups do outreach within jurisdictional boundaries to obtain input as to what their capital needs are, then submit their list to CPC for compilation and return to the City. Public Works takes that data and parses it out to the asset management department for consideration for future year CIP budgets. A survey will be available shortly for the planning groups to use in identifying needs and CIP training on how to use the survey will be available. The cpg’s will take June and July to identify needs and submit to CPC in August, which is then forwarded to Public Works in September. The data will then be included in the five year plan in October. The list is then rolled into the Mayor’s budget in April. Status from the previous CIP lists will be available in an Excel file for review. Projects that were on the previous list but not addressed should be included in the

new format, if the cpg still wishes them to be addressed. The CIP website has information on active CIP projects and which phase, five-year outlook is also available.

Richard said that cpg input on CIP projects will be gathered on-line for the survey and that exact location will be requested, either by address or GPS coordinates, due to volume of previous requests. Information regarding whether a project is new or existing should be included in the survey. There are several categories of CIP including public safety (fire stations, police stations, etc.), community facilities (i.e. parks, libraries), drainage and storm water, mobility (roads, bike paths, etc.), and utilities. Prospective CIP projects should be reviewed to verify if they are included in the current community plan. If a prospective project is in the Facilities Financing plan the project number should be referenced. A description of the major deficiency is also requested (flooding, traffic congestion, etc.) is also requested. Optional categories provide opportunity to list additional information. And information regarding degree of project urgency is also requested to aid in prioritization (grant deadline, etc.). Contact information for cpg also requested.

Roundtable discussion:

Questions about project location as related to neighborhood/community name were raised. For example community plan neighborhood could differ from a community plan area or a police neighborhood name. The chair advised asking City staff for direction. Requests for non-City projects, (i.e. mass transit facility), could still be requested as joint agency projects if the 'other' box is checked on the form regarding project category with additional information in the description. There was some confusion expressed by members about the process of identifying what projects to list on the survey and what information could be accessed from the five-year plan. Questions regarding access to previous CIP lists pertain only to past projects. Individual project information is not available on the five-year plan but is available in the proposed budget. This five year plan would re-create the list generated by CPC in 2013 updated to reflect the latest priorities of each community. The survey is designed to determine what a cpg would like to list as a project regardless of any funding source, whether identified in a Facilities Financing plan, DIF or not. The survey is designed to reflect the latest desires of each community through their own prioritization process, and then through CPC's prioritization process. Public Works conducts a final prioritization (1-5) of the projects from the information regarding project urgency in the survey in conjunction with identifying funding sources. Identification of city-owned assets was discussed as part of an inventory of CIP's. CIP projects can have many funding sources, including DIF, enterprise funds, Transnet, grants, FBA, etc. Evaluation of CIP's will include sustainability criteria. CPC members sought guidance on how to discriminate between what were operations and maintenance (O & M) projects and what were CIP's. PW staff responded that, for example, a replacement of a storm drain would be a CIP, as it is not mere maintenance, plus the project is 'capitalized' as part of the City's inventory. Street trees are not CIP's by themselves though, if part of a larger project would be.

6. ACCESSORY DWELLING UNITS- Action Item

Edith Gutierrez, Development Project Manager, Policy & Ordinance Development, Planning Department presented a Powerpoint covering a proposed amendment to companion unit regulations. She described how California's housing shortage is due to

population growth and the median price of a house in San Diego being over \$500K. Housing cost also contributes to long commutes and environmental impacts. Companion units (CU's) provide low cost housing, income to home owners, are environmentally friendly, use less utilities and construction materials and provide flexibility to changing households, such as small families, elderly and college students. Governor Brown signed three bills to encourage CU's. One bill is for Junior Units (JU's), which the City of San Diego has the option of adopting. CU's cannot exceed 50% of habitable area of the primary residence or 1200 sf for detached units. No additional parking is required if the CU is located within one half mile of transit or an architecturally significant or historic district, or part of an existing or accessory structure. To address affordable housing the Mayor has proposed additional incentives to encourage CU's including: neither the primary residence nor the CU are required to be owner occupied, existing CU height limit will be removed, one-story CU's may encroach into side and rear yard setbacks for up to 30 feet. Also, no parking required if CU is 500 sf or less, or within a transit area/bike share area. Parking requirement was reduced from 1 to .5 spaces per bedroom. As the City has adopted the JU category in compliance with AB 2406, JU's were also discussed. Unlike CU's JU's are pre-existing and don't require a discretionary permit. On March 8 of 2017 the Code Monitoring Team (CMT) voted to approve changes to the Municipal Code regarding CU's and JU's, including a requirement that both require a 30-day rental period. But the CMT was split on this issue and the state requirement (AB 2046) that the units be owner-occupied. On March 8, 2017 the Technical Advisory Committee (TAC) voted to approve the CMT recommendation. Two handouts were distributed describing the current Companion Unit regulations and the new draft regulations.

Roundtable discussion:

Tom Mullaney said accessory units take away private open space and this can negatively impact higher density neighborhoods and create even more need for park space. Also, congestion related to increased parking could be a problem that would require mitigation. Guy Preuss said that the City was unnecessarily liberalizing the new regulation. Ms. Kuhlman expressed support for the state assembly bill requirement that the primary unit be owner-occupied, as for JU's, but Ms. Gutierrez said the upcoming short-term rental regulation vote at City Council may change the owner-occupied requirement for all CU's. Currently, if a property is sold the original agreement with the City regarding owner occupancy of either main residence or CU remains in effect. If a structure has used the allowable FAR for the property a CU would not be allowed. Ms. Kuhlman said this should be clarified in the modifications and also that the five foot side setback should emphasize "no less than five feet" due to noise considerations. Also, if a garage is converted to CU current regulations call only for added parking, not a new garage, which has resulted in blight in the College Area and should be addressed in the new regulations. The issue of how CU's could affect facilities was raised. Much of the ensuing commentary focused on clarification of incentives and the issue of how short-term rentals are negatively impacting some communities and what can be added to these new accessory unit regulations to address the problems associated with short-term rentals and owner-occupied units.

Ms. Kuhlman of College Area made motion to support proposed ordinance with modifications, including maximum unit size, how FAR applies, number bedrooms not

exceed current standards, garage conversions include enclosed replacement parking, transit priority language be changed to reflect state mandate of within one-half mile of transit, requirements do not override RHO and CPIOZ, does not include non-RS zones, units with five or more bedrooms not be subject to exemptions for parking, CU's be owner-occupied, thirty day minimum rental. Seconded by Leo Wilson, Uptown. David Swarens made a friendly amendment to limit the program to the state's parameters regarding single-family zoned properties. Motion passed. Yeas: Downtown, Clairemont, Eastern, Rancho Bernardo, Greater Golden Hill, City Heights, Ocean Beach, Peninsula, Normal Heights, Mission Beach, College, University, Normal Heights, Navajo, Midway, Pacific Beach, North Park Nays: Mira Mesa, Southeastern, Skyline/Paradise Hills, Scripps Miramar Ranch. Kensington-Talmadge abstaining.

7. AFFORDABLE & SUSTAINABLE EXPEDITE PROGRAM – Action Item

Edith Gutierrez presented proposals to amend Affordable Housing Infill Projects and Sustainable Building Regulations of the Municipal Code. Specifically, Chapter 12, Divisions 4, 5, and Chapter 14, Division 9 are to be amended to incorporate the Climate Action Plan, change the program from a Process 4, Site Development Permit to a Process 2, Neighborhood Development Permit, expand eligibility within the San Diego Promise Zone, CPIOZ area and Transit Priority Areas, and define 'Sustainable Development.' Staff worked with CMT, who recommended three revisions including: definition of San Diego Promise Zone, definition of Transit Priority Area, specifying a discretionary process – Neighborhood Development Permit; adding a 55 year (Housing Commission) requirement; definition of San Diego Promise Zone added to Chapter 11; inclusion of 3 and 4 in infill; removal of Tier 1 requirements for Sustainable Building Regulations. Also, findings were modified to conform to a Neighborhood Development Permit, from the more restrictive Site Development Permit. These revisions will go to CMT in May for their vote.

Roundtable discussion:

There was general concern that a change from Process 4 to 2 would remove the public hearing aspect of the proposal, which many felt was necessary to review these projects in depth and this aspect was weighed against the benefit of streamlining the process. The following discussion identified specific concerns. Tom Mullaney said that Process 2 is inadequate for projects of this nature. Tom recommended a Process 3 because it involves a public hearing. Lara Riebau agreed with Tom's recommendation. She said these projects are going into park deficient communities creating even more need. Guy Preuss agreed it should be Process 3. Ms. Gutierrez interjected that, though there is no public hearing for a Process 2 decision, they do go to the planning groups for a vote. She also said many of these projects will involve features that will move them into a Process 4 decision anyway, so discretionary review would still come into the process. Jeffrey Stevens asked for clarification on where this might apply. Ms. Gutierrez replied that if a project met all requirements for Sustainable it would qualify as a Process 2. Leo Wilson said Uptown's concern was that a project for 50 units could have only 2 affordable and qualify for the Expedite process and that such an approval would be at staff level. He advocated a public hearing at a Process 3 in agreement with Tom Mullaney. Robert Leif agreed with Process 3 level. David Swarens said that staff budget should be made available to enable a quicker

turnaround for Affordable projects. Russ Connelly supported a Process 3 decision. John Ambert said that definitions were called for in the Municipal Code where Affordable and Sustainable buildings were discussed. He also called for actual methods of measuring energy consumption to substantiate claims about project Sustainability (i.e. 50% annual energy savings from solar panels) are made, not just a consultant statement. This is necessary to comply with the Climate Action Plan. He further recommended Process 3. Debbie Watkins asked for clarification regarding the number of units for Affordable Expedite. Ms. Gutierrez thought it might be 5 or more units. Ms. Kuhlman recommended a Process 3 decision for Affordable and delete Sustainable until a better definition can be made. Janay Kruger said the Process 2 was slow and also that the 10% affordable requirement encourages developers to provide affordable on-site but the process is too cumbersome. Daniel Smith said Process 2 staff were more than adequate to review the Process 2 applications. Leo Wilson motioned that Affordable/Sustainable be a Process 3 and clarify what is Sustainable. Seconded by David Swarens, Golden Hill. John Ambert introduced a friendly amendment to include 'definitions' for sustainable buildings and 'calculations' for solar generation, cross reference all bulletins in the motion. Motion passed. Yeas: Downtown, Mira Mesa, Southeastern, Eastern, Rancho Bernardo, Greater Golden Hill, City Heights, Ocean Beach, Peninsula, Uptown, North Park, Rancho Penasquitos, Mission Beach, Pacific Beach, Normal Heights, College, Scripps Miramar Ranch, Skyline/Paradise Hills. Nays: Clairemont, University, Navajo. Kensington/Talmadge abstaining.

8. CPC OFFICERS ELECTION COMMITTEE

CPC Chair requested volunteers. Jeffry Stevens volunteered.

9. REPORTS TO CPC:

- Staff Report: Brian Schoenfisch reminded CPC that the Community Orientation Workshop (COW) is May 20, 2017 in the Silver Room from 9:00 am– 12:30pm.
- Subcommittee Reports:- None
- Chairperson's Report:- None
- CPC Member Comments - None:

ADJOURNMENT TO NEXT REGULAR MEETING, May 23, 2017

The meeting was adjourned by Chair David Moty at 10:11 PM