

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

November 01, 2017

Members Present:

Steve Abbo, Paul Brown, Cameron Bucher, Bob Cummings, Randall Dolph, Kaye Durant, Alan Grant, Mary Holland, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg

Members Absent:

Deborah Bossmeyer, Robert Doherty, Derek Hulse, Dottie Surdi, Larry Wenell

City/Government Staff:

Nancy Graham, Liz Saidkhanian, Zach Bunshhaft, Javier Gomez, Tom Bostedt, Jose Arguelles, Juan Gomez, Ryan Trabuco

Guests:

See list at end of minutes

A. CALL TO ORDER

Marco Sessa, Vice Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:01p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 19 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Alan Grant led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Marco Sessa welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

Guests introduced themselves.

Marco noted the San Diego City Council approved the connector road between Interstate 805 and Friars Road. The four-lane connector will join the Civita project in Mission Valley and Abbots Hill in Serra Mesa. It will require widening several streets in the area and building a new four-lane road to connect Phyllis Place with Via Alta and Franklin Ridge Road.

Due to the absence of the MVPG Chair, Dottie Surdi, the Riverwalk Ad Hoc subcommittee was not appointed, however, the Chair intends to appoint:

MVPG members:

Rob Hutsel-Chair

Robert Doherty

Elizabeth Leventhal
Andrew Michajlenko
John Nugent
Keith Pittsford

Community members:

Karen Malin
Robert Shandor
Mary Shepperd

D. APPROVAL OF MINUTES

Keith Pittsford moved to approve the minutes of the October 05, 2017 regular meeting. Elizabeth Leventhal seconded the motion. Minutes were approved 15 –0 – 4 with Paul Brown, Cameron Bucher, Bob Cummings, Randall Dolph, Alan Grant, Mary Holland, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg, voting yes, and Steve Abbo, Kaye Durant, John Laraia, Andrew Michajlenko abstaining.

E. 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

The following topics were addressed:

- 7/11 at Via Las Cumbres/Friars Road withdrew application to sell alcohol
- CEQA appeals for community/marijuana business appeals went from \$100 to \$1,000 with a 10 day window to file an appeal. Planning groups may file an appeal without the \$1,000 fee.
- Request for MVPG to support appeal against Valley Greens MMCC
- Concern about marijuana distribution via non retail locations and an apartment in Rio Vista possibly being used to sell/distribute marijuana
- Increasing number of homeless/urban campers living in stairwells/garages/parking lots of multifamily apartment complexes, especially with “sweeps” and moving of homeless/urban campers from downtown and along river.

Governmental Agency Reports

1. San Diego Police Department:

Officer Tom Bostedt - SDPD Eastern Division and 310 service area introduced “Quality of Life Officers”, Officer Gomez and Officer Arguelles They are part of the homeless task force in the Mission Valley. The Quality of Life Officers were re-assigned to downtown San Diego during Hepatitis A “crisis” but are now back in Mission Valley.

Discussion/Comments/Questions

- Mission Valley has seen an increase in the number homeless/urban campers since the downtown “sweeps” and moving of homeless/urban campers from downtown and along river.
- Police must provide 72 hour posted notice before a cleanup of an encampment
- Alpha Project assists in attempting to find services and rehabilitation for those being evicted from an illegal encampment
- Concern about people standing in medians seeking money. Enforcement issue by judges/hearing officers once citations are given.
- Sign spinner at Napa/Linda Visit advertising “free pot”

2. Office of Susan Davis:

Zach Bunshaft reported on U.S. Rep. Davis’s concerns about tax reform and eliminating the deduction for state and local taxes, or SALT.

3. Office of Todd Gloria:

Javier Gomez reported on Assembly Member Todd Gloria’s work during Hepatitis A “crisis” and the addition of 37,000 additional vaccines with paramedics now able to give the vaccines. Assembly is currently on recess and Rep Gloria is currently in the district and accepting issues and suggestions

F. MEMBERSHIP BUSINESS

Keith Pittsford distributed a report identifying the terms of the current 24 MVPG Board members. There will be an election in March 2018 for 4 year terms (ending 2022) with 12 positions open for election. There will be three positions open in each of the following categories:

1. Property Taxpayer
2. Local Business Person
3. Resident
4. Property Owner

Some of the current MVPG members will be termed out (served 8 years) and can only stand for re-election if there are insufficient candidates to fill the openings.

G. TREASURER’S REPORT

Bob Doherty was absent. Balance remains at \$1,344.16

H. ACTION ITEMS

1. Millennium Mission Valley/Neighborhood Use Permit for master sign package

Millennium Mission Valley NUP- Comprehensive Sign Plan Assessment Letter; Project No. 5554524; Internal Order No. 24007320; Mission Valley Community

Peter Lapsiwala provided an overview of the signage package for the Millennium Mission Valley Project (Refer to October 2, 2017 DAB minutes incorporated with the October 04, 2017 MVPG minutes for additional information.)

Shake Shack will be leasing approximately 3,200 s.f. in the corner retail building. The remainder of space in this building may be leased for storage. The other non-residential building will likely be leased for office use.

Randy Dolph reviewed the presentation at the October 30, 2017 DAB meeting. (See minutes below following the MVPG minutes)

Paul Brown moved to recommend approval of Neighborhood Use Permit to establish a Comprehensive Sign Plan for an existing mixed use of residential units and retail and office spaces located at 5080 Camino Del Arroyo subject to maintaining the building colors, materials, and finishes as presented to the DAB and MVPG as part of the discretionary approval process for the overall project. Rick Tarbell seconded the motion. Motion was approved 19-0 -0 with Steve Abbo, Paul Brown, Cameron Bucher, Bob Cummings, Randall Dolph, Kaye Durant, Alan Grant, Mary Holland, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg voting yes.

I. INFORMATION ITEMS

1. UCSD Hillcrest Medical Center Master Plan:

Robert Clossin, Director of Campus Planning provided an overview of the project.

The University of California San Diego plans to build a new medical center on its Hillcrest campus by 2030 to comply with California's Hospital Seismic Safety Law. The existing UCSD Medical Center in Hillcrest does not meet the new earthquake standards going into effect on 2030.

Located at 200 W. Arbor Drive in Hillcrest, the UCSD Medical Center is a Level 1 Trauma Center, a Regional Burn Center and a Comprehensive Stroke Center — capable of treating victims of major traumatic injuries and the most serious health emergencies.

The teaching hospital conducts research into cancer, heart disease and other complex health conditions. The Owen Clinic is considered one of the national leaders in treatment for HIV and AIDS.

The existing hospital tower will be about 60 years old when the Alquist Act- California's Hospital Seismic Safety Law- will be enacted in 2030.

Building a new hospital will be less expensive to construct than retrofitting the aging tower.

The existing hospital tower must remain fully operational during the estimated three-year construction phase of the new facility and work would have to begin no later than 2027 to meet the deadline.

The Hillcrest site is a 56-acre campus that has only 25 acres of vacant, usable land. The site has more than 37 buildings of all sizes and ages, comprising 1.1 million gross square feet and accommodating a daily population of 7,000. The campus has only 2,200 parking

spaces, but 51 percent of that population is now using alternative transportation to get to the site.

Building a new hospital is part of the university's Master Planning Study update for the Hillcrest campus.

The UC system, being a state agency, is not subject to City Council review. The last long range plan for the site was developed in 1995. The EIR will be prepared based on the California Environmental Quality Act,(CEQA), however it will be approved by the Board of Regents rather than the City. If any mitigation requires City land or resources then that portion will need to be reviewed by the City and City permits will be required.

The vision statement is: "Design a premier academic health campus and lifelong wellness destination with locally focused amenities that enhance community prosperity and wellbeing, maximize the site's amazing views, and leverage the beauty of the natural environment."

Goals include provisions for:

- Continuous operations
- Existing conditions analysis.
- Best land-use concepts.
- Maximize development potential.
- Create open spaces.
- Increase wayfinding (directional signs) and circulation.
- Parking integration/replace current parking structures.
- Plan for development phasing.
- Design to match neighborhood identity.
- Improve utilities and infrastructure.
- Improve/incorporate sustainability resources

The master plan will re-envision the entire campus and determine which of the existing buildings would be usable in the future.

Some key areas being studied are:

- need for housing for staff and medical students.
- parking problems throughout the Medical District, where the streets are narrow and some are designed for one-way traffic.
- No. 1 issue for staff is parking
- large parking garage that causes a safety issue along Bachman Drive will be re-evaluated during the update process. Some solutions to the safety problem, such as changing the entrance/exit points or even demolishing the structure.
- Review of other transportation solutions including providing a connection with the trolley at the Fashion Valley Transit Center in Mission Valley; improving existing bus service via Washington street; and adding retail spaces on campus to cut down on daily trips.

The master plan study will continue through December 2017. Work on the Long Range Development Plan and the Environmental Impact Report will take place from January

2018 to October 2018, and these key documents will then go to the university's regents for approval in November 2018.

Discussion/Comments/Questions

- Location of birth center-now at LaJolla campus
- EIR offsite mitigation and coordination with City
- Current Emergency Services-Level 1 trauma center
- Planning for multifamily housing at market rates
- Traffic studies need to coordinate with development in Mission Valley
- Request to bring back EIR/CEQA studies

Website: <http://lrpd.ucsd.edu/hillcrest/index.html>

Feedback form or email: LRDPHillcrest@ucsd.edu

David Mier, UCSD Health Community Advocacy and Strategy (958) 249-0436

Elyse Sanchez, UCSD Campus Planning (858) 534-1328

2. Information Item # 2:

San Diego State University Master Plan for MV Stadium site:

Jim Chatfield of JMI Realty was hired by SDSU to lead the planning effort. This planning is being funded by SDSU and not by "Friends of SDSU".

Jim introduced Gordon Carrier of Carrier Johnson.

Gordon Carrier provided a broad scope of "foundational thinking" and "authentic thinking" regarding the project:

- Goal: Play, Stay, Shop, Live Research and Learn, Open Space, Connect
- Starting with review of topology, flood plain, hydrology, watershed. Want to re- envision land and review its location in history of Mission Valley.
- Reviewing constraints, namely locating and constructing new stadium at the same time the existing stadium occupies the center of the site on a raised man-made platform.
- Create an asset for park opportunities with park options of multiple access opportunities or perhaps a larger 'green mall' like the existing SDSU campus, or a more natural version of the park connections. 'A Campus in a Park' idea is the impetus for the current thinking and planning. Combine park concepts with the access/transportation issues and other identified constraints.

Goal is to have Master Plan ready for review by end of 2017.

Discussion/Comments/Questions

- Could water treatment facility be incorporated into site
- Toxic plume/tank farm/location of facilities
- Plans to address homeless encampments along San Diego River
- What are plans for incorporating the Purple trolley line as part of master plan?
- When will transportation studies be conducted?

- What is planning for new stadium? Answer: Planning for Multiuse stadium with a minimum of 35,000 seats/expandable to meet NFL criteria
- Who are the research partners and technical partners involved with shaping the plan?
- Who is decision maker on project/on city land but University is governed by Board of Regents?
- Can State of CA “take property” from City?
- Can State of CA override Citizens Initiative to obtain title to land?
- Will Master Plan include a CEQA process/who reviews City/State/Board of Regents
- Amount of acreage dedicated to Parks/River Trail/ difference between 166 acres and 132 and who owns the river?
- Access and orientation to San Diego River when this part of River is in a long term City of San Diego mitigation site

A return visit has been preliminarily scheduled for the January 03, 2018 MVPG meeting to review the Master Plan due to be completed by December 31, 2017.

A. Standing Committees:

1) Design Advisory Board – Randy Dolph

The DAB met on October 30, 2017. The minutes from the meeting follow these MVPG minutes. The next regular meeting is tentatively scheduled for Monday, December 4, 2017.

2) Mission Valley Community Plan Update- Elizabeth Levental/Andrew Michajlenko

The Community Plan Update Subcommittee (CPUS) met on October 13. The minutes from the meeting follow these MVPG minutes.

There will be no meeting in November or December 2017.

The CPUS committee normally meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library.

For more information please visit the CPUS website at:

<http://www.sandiego.gov/planning/community/cpu/missionvalley/>

B. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal reported on the homeless camp “sweeps” downtown and the effects on Mission Valley. Elizabeth attended a meeting on accessible dwelling units as a means to provide affordable housing

2) Riverwalk-Rob Hutsel

A community meeting was held on 10/07/17 at the Riverwalk Golf Course to gather ideas and feedback on the Community Parks/Open Spaces within the proposed development.

A meeting of the subcommittee has been scheduled for November 09, 2017 at 1:30 PM at the Mission Valley Library.

Due to the absence of the MVPG Chair, Dottie Surdi, the Riverwalk Ad Hoc subcommittee was not appointed, however, the Chair intends to appoint:

MVPG members:

Rob Hutsel-Chair
Robert Doherty
Elizabeth Leventhal
Andrew Michajlenko
John Nugent
Keith Pittsford

Community members:

Karen Malin
Robert Shandor
Mary Shepperd

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

3. MV Stadium Redevelopment-Paul Brown

The Committee did not meet

2. Community Reports

1. San Diego River Coalition

The next meeting will be November 17, 2017. The agenda will include reviewing the 2018 work plan.

The Coalition normally meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library.

More info at: <http://www.sandiegoriver.org>

3. Community Planning Chairs Meeting –

A meeting was held on October 24, 2017. The main agenda topics were:

- Report on activities of Parking Advisory Board
- Discussion of the San Diego Housing Commission report, *Addressing the Housing Affordability Crisis*.
- A project located at Emerson & Evergreen/30 ft height level and new interpretation of city code (<http://obrag.org/?p=108174>)
- Planning Department organization chart.

4. Miscellaneous Mail/Items/For the Good of the Order

No items were presented

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:47 P.M.

The next regular meeting will be on Wednesday December 06, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.

John Nugent, Secretary

Design Advisory Board (DAB) Standing Committee

DESIGN ADVISORY BOARD Mission Valley Planning Group

November 1, 2017

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of October 30, 2017 DAB Meeting

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Randy Dolph, Paul Dugas, Steve Kiss, and Jerry Shonkwiler. Applicant representatives included Josh Vasbinder (The Dinerstein Companies) and Peter Lapsiwala (San Diego Electric Sign).

Millennium Mission Valley, Planned Sign Program – Action Item

Vasbinder and Lapsiwala provided an overview of the signage package for the board members that were not in attendance at last month's meeting. (Refer to October 2, 2017 DAB minutes for additional information.) Vasbinder confirmed that Shake Shack will be leasing approximately 3,200 s.f. in the corner retail building. The remainder of space in this building may be leased for storage. The other non-residential building will likely be leased for office use. Lapsiwala illustrated the revisions from the previous signage package:

1. The multi-tenant monument signs were revised to only show Shake Shack at this time. The other tenants presented at last month's DAB meeting are not under lease.
2. The address numeral scale was reduced to be better proportioned to the overall facade.
3. The "M" logo on the top of the residential building was also reduced in scale to address the DAB's previous concern regarding its proportion to the elevation. This logo and the adjacent "Millennium Mission Valley" will be black offset lettering with white backlighting.
4. The east elevation of the residential building was included in the signage package, and proposed rooftop signage for Shake Shack and reserved space for another tenant.

Questions, comments, and concerns included:

- The DAB members that were not in attendance at last month's meeting asked several questions regarding the locations of the various signs. Vasbinder clarified their locations.
- The revisions presented as part of today's signage package were generally well-received by the DAB, as they addressed the DAB's previous concerns.
- With regard to items 3 and 4 above, a question was raised if these two elevations were on adjacent facades. Vasbinder confirmed they were. Since the horizontal lines (control joints) did not align properly, the

- applicant was requested to update this, so as to provide a better field / symmetry for locating the tenant signage.
- In an effort to preserve the colors and materials previously presented to the DAB as part of the discretionary approval process for the overall project, Dolph inquired if Vasbinder would take any exception if the DAB included approval conditions to minimize the potential for any tenant to paint their facades with overpowering logo/branding colors. Vasbinder was open to this.

Since this presentation was before the DAB as an action item, Dugas motioned to recommend the sign program to the Mission Valley Planning Group, subject to maintaining the building colors, materials, and finishes as presented to the DAB and MVPG as part of the discretionary approval process for the overall project. Shonkwiler seconded the motion. The motion was approved 4-0-0. The DAB thanked the applicant for the presentation.

Old Business

Several of the DAB members expressed concern that the proposed stadium redevelopment projects have not come before the DAB and will likely have significant design impacts to the community.

The DAB meeting was adjourned at 4:30 PM, with the next regular meeting tentatively scheduled for Monday, December 4, 2017.

The Community Plan Update Subcommittee (CPUS)

MINUTES OF THE REGULAR MEETING OF THE MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE

Date:

Oct 13, 2017

Members Present:

Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Karen Ruggels, Marco Sessa, Dottie Surdi, John Schneidmiller

Members Absent:

Deborah Bossmeyer, Paul Brown, Patrick Pierce, Michael Richter, Rebecca Sappenfield, Nate Smith, Larry Wenell, Karen Tournaire, Richard Ledford

San Diego City Planning Staff:

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

Other City Staff:

None Noted

Consultants:

None noted

Others in Attendance:

Jennifer Brown (Marvin K. Brown Auto Center), Ken Gotthelf (JUP LLC), Bhavesh Parikh (Hines), Sara Butler (SDCNN), Jena Stucker (Regency Centers),

Meeting Notes:

A. Call to Order

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:00 pm at the Mission Valley Library Community Room located at 2133 Fenton Parkway, San Diego, CA.

B. Introductions

Nancy Graham introduced Angela Abeyta who provided an overview of facilities financing.

C. Facilities Financing Plan

1. Overview of Facilities Finance Dept Role & Responsibilities
 - i. Collect and Administer Development Impact Fees (DIFs)
 - ii. Prepare DIF Plans, incl both the Public Facilities Finance Plans (PFFP) & the Impact Fee Studies (IFS)
 - iii. Develop & Administer Developer Reimbursement Agreements
 - iv. Develop & Administer the Regional Transportation Congestion Improvement Program (RTCIP) Impact Fee & the Housing Impact Fee (HIF)
2. DIF Governing Authority & Collection Process
 - i. Statewide = the Mitigation Fee Act (CA Govt Code Sections 6600-66-25)
 - ii. Citywide = SD Municipal Code 142.0640
 - iii. Collected upon the Issuance of Building Permit(s)
 - iv. Revue is placed in a Interest-Bearing Fund and can only be used w/in the same community in which it's collected, unless the facility overlaps communities
3. DIF Status
 - i. \$38.2 M DIF revenue collected to date
 - ii. Completed Projects
 1. MV Library (\$6.2M)
 2. Fire Station No. 45 (\$6.0M)
 3. Camino del Rio/ 805 to Mission City Way (\$433K)
 4. Friars Rd/ Fashion Valley Rd (\$60k)
 - iii. Current Projects
 1. Civita Park (\$6.1M)
 2. SR163 Friars Rd Off-ramp (\$17.5M)
 - iv. Reimbursement Agreements
 1. Developer requested
 2. Project must be included in the DIF and scheduled for DIF funding
 3. City takes ownership at completion
 4. Developer reimbursed in cash or DIF funds
 5. Reimbursement Agreements require construction under Prevailing Wage
 - v. DIF Plan Development phases
 1. Initiation Phase
 2. Analysis Phase
 3. Review Phase
 4. Approval Phase
 5. 15-18 mos for full process
2. Sample Facilities Financing Program work sheets were provided for review.

- 3.
4. Citizen's Guide to Infrastructure
Subcommittee is encouraged to review the document to understand Facilities Finance and multiple sources of revenue. <http://bit.ly/2bZSm9>
5. Mission Valley Public Facilities Financing Plan, Fiscal Year 2013
Subcommittee is encouraged to review the document. <http://bit.ly/2wQJUOt>

D. CPUS Open Discussion

1. Subcommittee noted that the existing park deficiencies. The DIFF represents only the portion of proposed public park improvement reflected by the proposed growth.
2. Subcommittee members raised inquiry on how DIF funds are allocated for park and recreation. Other community improvements take priority. City clarified park DIF funds are not dedicated color money. Commercial development does not pay park DIF.
3. City clarified affordable housing impact fees are not collected as a DIF fee.
4. Subcommittee inquired regarding affordable housing subsidies in Mission Valley. City will try to schedule the San Diego Housing Commission for future presentation.

Adjournment: The meeting adjourned at 4:20 pm.

Next Regular Meeting Date:

Friday, Dec 8, 2017 at 3:00 pm at at the Mission Valley Library Community Room located at 2133 Fenton Parkway, San Diego, CA.

PHOTO OF GUEST SIGN IN SHEET FOR NOVEMBER 01, 2017 MVPG MEETING (see next page)

PHOTO OF GUEST SIGN IN SHEET FOR NOVEMBER 01, 2017 MVPG MEETING

GUEST SIGN-IN Meeting Date November 01, 2017
 We have open board positions—please let us know if you wish to volunteer.

| | Print Name | Print Affiliation |
|----|-----------------------|--------------------------------------|
| 1 | DANIEL STEIN | IGROUP DESIGN |
| 2 | Michael Ledford | Milwaukie |
| 3 | Bhavish Parikh | Riverwalk |
| 4 | Sean J. Kelly | Coast SD |
| 5 | Rachel Gregg | SOSU |
| 6 | Noli Zipp | Linda V. the Army Group |
| 7 | Sara Butler | Mission Valley News (SDCN) |
| 8 | Mary Sheppard | Resident |
| 9 | Mary Dell Northington | Bio Del Oro HOA |
| 10 | FRANK SCHWITZ | RESIDENT |
| 11 | John Martinez | Curtis Johnson |
| 12 | Jim Chatefield | J.M. Reilly |
| 13 | Claudia Escala | James Johnson |
| 14 | Ryan O'Shea | SOSU Football/Fan + MV Resident |
| 15 | Amy Tobin | FS DESIGN GROUP |
| 16 | Craig Brown | Pastor, L'Orme San Diego - Board Yes |
| 17 | Susan Wiley | Resident |
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