

**MINUTES OF THE
MISSION VALLEY PLANNING GROUP**

December 5, 2018

Mission Valley Public Library, Community Room
2123 Fenton Parkway, San Diego, CA 92108

Members Present:

Steve Abbo, Michele Addington, Perry Dealy, Kaye Durant, Jonathan Frankel, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Patrick Pierce, Jim Penner, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Josh Weiselberg and Larry Wenell.

Members Absent: Cameron Bucher, Bob Cummings, Derek Hulse, John La Raia, Kathy McSherry, and Rick Tarbell

City/Government Staff:

Guests:

See list at end of minutes

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:03 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 12 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Jonathan Frankel led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel, chair, welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

D. APPROVAL OF MINUTES

Michelle Addington moved to approve the minutes of the November 7, 2018 regular meeting, Elizabeth Leventhal seconded the motion. Minutes were approved 16-0-2 with Michele Addington, Perry Dealy, Kaye Durant, Jonathan Frankel, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Jim Penner Keith Pittsford, Marco Sessa, Dottie Surdi, Josh Weiselberg and Larry Wenell voting yes. Steve Abbo and Patrick Pierce abstained.

E. PUBLIC INPUT

1. A member of the public expressed her displeasure at the number of Planning Group members present at the beginning of the meeting.
2. Normal Heights Planning Group members Michael Chandler and Gary Weber commented about the desire to connect Normal Heights and Mission Valley.

Marco Sessa commented about a report done by the River Conservancy. Rob Hutsel said the River Conservancy had been studying this for 15 years.

F. MEMBERSHIP COMMITTEE

1. Two vacant positions. See Keith Pittsford if interested.

G. TREASURER'S REPORT

1. Elizabeth Leventhal No Changes reported

H. ACTION ITEMS

1. Discussion and Approval of Comments on Draft Community Plan Update (CPU)

Several meetings were held to discuss the CPU. Meetings were held on Sep 14, 2018, Oct 12, 2018 and Nov 9, 2018

Andrew Michajlenko passed out three pages of high-level feedback, prepared after the meetings which are enclosed at the end of the minutes. Andrew and Elizabeth Leventhal presented a slide presentation highlighting areas of concern. These areas are address below with MVPG member and public comments following the presentation.

Introduction & Vision: The document fails to describe the true Mission Valley vision. This should be an over arching statement to state what we want Mission Valley to be, who we are and what we want to be.

Mobility: Trying to find a balance between North/South connections and preservation of the river. Rivers and freeways present a barrier to North/South connectivity. The Mobility Plan has still not been completed and shared with the Public. A large part of the mobility discussion was on Via Los Cumbres roadway connector. Fashion Valley road could be offset and routed farther west instead of Via Los Cumbres. We may need to step back and look at this in retrospect. Marco Sessa questions the fact that the plan does not have zoning involved. Plan has no detail on interchange/intersection improvements, only road segment improvements. None of the CalTrans improvements that were presented 2 years ago were not included in the Plan.

Parks & Open Space: Questions were raised about the right target is established to the population-based parks 2.8 acres per 1000 residents are in the plan. This is consistent with overall city guidelines. Urban life style would allow for more density with shared park space. We have several green spaces that have been built by private developers that are not included in the plan

Public Facilities. Lack of schools in MV and fire stations. City has said that even since Station 45 has been built, response time west of 163 is not meeting requirements. This is an issue of connectivity which the city says Via Los Cumbres solves. This may be solved by building a fire station in conjunction with Linda Vista Community at a substantial savings by not building a huge/high bridge that dissects the Riverwalk Park.

Urban Design. Over legislation of design. Language is subjective, and the design directly conflicts with building code, CalGreen Code and Municipal Code.

General Comments: No mobility plan finalized, no Infrastructure Facilities Impact Plan not circulated both of which preclude a true study of the MV CPU. Hillside and River Overlay Zones requires discretionary approval in development by right, are we falling short if this is adopted. Draft plan has many clerical and formatting edits requiring City Staff editing.

Comments by the Board and Public:

Perry Dealy expressed his displeasure with the Vision Statement. Concerns the lack of workforce housing and the plan doesn't maximize this issue.

Keith Pittsford. Via Los Cumbres was discussed intensely but the Fenton Parkway was not addressed. With SDSU West, Fenton Parkway will become more imperative. Marco Sessa commented that Fenton Parkway was more appealing and therefore less opposition. Michelle Addington stated the MV CPU EIR is due out in first quarter 2019. Jonathan Frankel states that the SDSU West could align with the MV CPU EIR. Josh Weisberg commented about the trolley stations which will help with the North/South connectivity. Jonathan Frankel says that the CPU has over 100 different policies that will cause applicants an onerous process. Rob Hutsel comments that the process failed from the City. Concern to 30+ acres of parks are being transferred to Mission Bay Park that currently exists. This means 34 less park acres in MV. MV CPU should have explored the possibility to find the 34 acres with the Valley. The River is near and dear to his heart and an 80-acre park at the Golf Course is refreshing but the Via Los Cumbres bridge will cause major harm to the river with no way to mitigate the harm. He states that the MVPG should get the city to stop this process until the plans are complete. Get the agencies involved before the plan is sent to the City Counsel. The process did not provide a meaningful discussion with the MVPG nor take into consideration the many objections the CPU Sub-Committee expressed during the process. Mary Shepard comments City is railroading the plan. Marco Sessa comments about the significant lost opportunity to define the difference between resource-based parks (flat place of land) vs. population-based parks. The City Master Park plan is not complete. Jonathan Frankel addressed the different types of parks, paseo, pocket parks, can the CPU put into the city plan. MV has the most private development with private parks. Keith Pittsford says it could be offset by land or money. Josh questions how the parks going to be maintained and paid for. Marco Sessa comments that many of the parks are on private land and would have to be paid for by the private parties. Are the developers going to be willing to foot the bill for these parks? Michelle Addington stated that she sent comments to the City Master Parks Plan. She commented that the YMCA is there and no need for another aquatic park. Since the City Master Parks Plan is incomplete, this also begs for the MV CPU to be relooked until all the plans can be aligned. Keith Pittsford & Marco Sessa discussed the fire station on the West side that is in the existing MV CPU. Bob Chandler asks who is the we in the plan? The plan doesn't address the flood evacuation plan and doesn't consider the density issues in the event of an evacuation. Plan doesn't consider the homeless. Jonathan Frankel states that he would like to continue this discussion at the next meeting. Andrew says the city would like our comments in December to get the EIR published. The MV CPU can meet on December 14th with the ability to approve the CPU on behalf of the MVPG. Jonathan made a motion Dottie Surdi seconded. All members present affirmed the motion.

2. Discussion and Approval of Letter to Mayor Faulconer Regarding Measure G
Kaye Durant and Jonathan Frankel drafted a letter to the Mayor and SDSU. We hoped the plan would consider the sale of the land and the wishes of the MVPG be involved in the process. Keith Pittsford commented that the MV CPU and SDSU EIR. Jim Penner would like the open and transparency should be specific that MVPG meetings should be included. Keith Pittsford made a motion to allow the Stadium Redevelopment

Ad Hoc Sub-Committee to incorporate these changes and forward the letter. Alan Grant seconded the motion and all members present affirmed the motion.

J. COMMITTEE/COMMUNITY REPORTS:

1. Subcommittee Reports:

Standing Committees:

a. Design Advisory Board – Normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library-

b. Mission Valley Community Plan Update- Elizabeth Leventhal/ Andrew Michajlenko Normally meets 2nd Friday of each month at 3:00 p.m. at the Mission Valley Library. Next meeting is December 14, 2018.

c. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal
We All Count will be conducted on January 25, 2019

2) Riverwalk-Michele Addington
Smart Traffic Signaling was presented. Schedule for 2019 to come.

3) MV Stadium Redevelopment-Kaye Durant
Letter will be sent to the Mayor

2. Community Reports

a. San Diego River Coalition – Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library. No meeting in December, next meeting Jan 18, 2019.

b. Community Planning Chairs Meeting: No meeting in December

Nothing reported

3. Miscellaneous Mail/Items-For the Good of the Order

Nothing reported

K. Adjournment: The meeting was adjourned at 1:30P.M.

Kaye Durant, for Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEETS FOR MVPG December 5, 2018

