

**2019 ANNUAL REPORT OF THE
MISSION VALLEY PLANNING GROUP**

April 2019 - March 2020

A. BOARD MEMBERSHIP AT END OF REPORTING PERIOD

PROPERTY TAXPAYER			LOCAL BUSINESSPERSON		
1.	Michele Addington	2022	1.	Cameron Butcher Secretary	2022
2.	Derek Hulse	2022	2.	Alan Grant*	2022
3.	OPEN	2022	3.	Marco Sessa*	2022
1.	Michael Sherman	2024	1.	Steve Abbo	2024
2.	Kathy McSherry	2024	2.	Josh Weiselberg	2024
3.	Matthew Guillory	2024	3.	Keith Pittsford	2024
RESIDENT			PROPERTY OWNER		
1.	Jonathan Frankel Chair	2022	1.	Bob Cummings	2022
2.	Andrew Michajlenko	2022	2.	Jonathan Frankel	2022
3.	OPEN	2022	3.	Pete Shearer	2022
1.	Elizabeth Leventhal	2024	1.	John La Raia	2024
2.	Kaye Durant Vice Chair	2024	2.	Colton Speas	2024
3.	Ken Callaway	2024	3.	Rachel Erwin	2024

B. PURPOSE/OBJECTIVE

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

C. MAJOR ACTIONS/ACCOMPLISHMENTS IN THIS REPORTING PERIOD

APRIL 2019 - ACTION ITEMS

1. **Annual Election of New Board Members** – Keith Pittsford
[ITEM PULLED FROM AGENDA]

2. **Consideration of Mixed Use Zoning Ordinance – Renee Mezzo**

Introduction to ordinance, including its intent and purpose. Ordinance not required to be approved by MVPG, but brought as courtesy to obtain feedback. Developed new base zones in Chapter 13 of the ordinance, including RMX and EMX. New zones have increasing densities based on classification (i.e. 1, 2, & 3). RMX zone is for mixed uses with primary use (i.e. more than 50% being residential in nature and EMX having a primary use of an employment nature like office and other commercial uses. Uses not applied automatically and will require request for rezone except where implemented by updates to community plan like MV. Density based on F.A.R. calculations. Highlights of ordinance include street activation and focus on pedestrian use and accessibility. Comments and questions concerning the timing – the ordinance is expected to go before PC this month. Other questions concerned minimum lot sizes and application of the ordinance based on those sizes as well as desire for a catch-all provision for implementation of elements of the ordinance where complete compliance may be impracticable. It was noted the CPC approved the new ordinance 15-8 with some concerns raised concerning height and other issues.

Michele Addington moved to recommend the matter as presented; Josh Weiselberg seconded the motion. The matter was recommended 16-0-0 with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford Marco Sessa, Michael Sherman, Dottie Surdi, and Josh Weiselberg **voting yes**; there were **zero no votes, abstentions or recusals.**

MAY 2019 - ACTION ITEMS

1. **Special Election to Fill Board Vacancies – Keith Pittsford**

Special election to fill pending vacancy of Chair position on Membership Committee. One candidate seeks the seat, Michele Addington. The vote was unanimous 21-0 to elect Michele Addington to the Chair position of the Membership Committee.

Election for open board seats, including proposal to move Jonathan Frankel to property owner category to permit potential candidate opportunity to fill resident category. Two candidates Matthew Guillory and Anthony Hackett. **The vote was unanimous 21-0 to permit Jonathan Frankel to move to property owner category and to elect both Matthew Guillory and Anthony Hackett to the MVPG.** Anthony Hackett was seated following the election, but Matthew Guillory requires further compliance prior to being seated as a board member.

2. **Consideration of Draft Mission Valley Zoning Map – Nancy Graham.** Nancy provided general background of prior meeting notes and input received on Zoning Map. Discussion of changes made to map, including input received from public and property owners affected by zone map. Questions raised concerning potential uses in CR2.1 zone and the inclusion of new retail opportunities there and also potential issues and missed opportunities concerning redevelopment south of Interstate 8. Questions raised concerning new EMX and RMZ zones concerning percentages of uses and existing structures and uses accounting towards those

percentages. Nancy noted the proposed zoning ordinance was approved by planning commission with no suggested changes and is now headed to City Council committee for review. Staff anticipates going before council Summer 2019. Some additional questions and discussion concerning application of the new zones over properties subject to existing specific plans followed.

Jonathan Frankel moved to approve the Zoning Map subject to the following modifications/conditions:

- (i) subject to further consultation between the City and HG Fenton for the purpose of modifying zoning designations on certain parcels identified by HG Fenton (from EMX and RMX, up to 20%) prior to the Planning Commission hearing,**
- (ii) (ii) the parcel identified as Sefton Field, if owned by City of San Diego, be rezoned to an open-space designation consistent with current and surrounding uses and**
- (iii) (iii) with respect to the SDCCU site and rezoning of same, that consideration be given to the current voter-approved 2018 initiative which requires the development of 34 acres of river park; Kaye Durant seconded the motion. Motions were approved 20-1-0 with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Anthony Hackett, Derek Hulse, John LaRaia, Elizabeth Leventhal, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Rick Tarbell, Josh Weiselberg and Larry Wenel voting yes, Perry Dealy voting no, and zero abstentions. [Kathy McSherry had to leave the meeting prior to the vote.**

JUNE 2019 - ACTION ITEMS

1. Consideration of Draft Final Mission Valley Community Plan Update and Project Final Environmental Impact Report – Nancy Graham.

Mike Hansen opening by expressing appreciation for work and dedication of staff and citizens. Nancy Graham provided an overview of the plan schedule and process and the documents involved. 23 comment letters were received and no major changes to the EIR were made based on the comments received.

Discussed changes to zoning map over prior version and indicated that changes were based on citizen/land owner input and adjustment. Also added was the new CPIOZ Subdistrict to deal with existing Specific Plans (as well as the Hillside Subdistrict and the San Diego River). There is a Specific Plan Subdistrict covering most of the sites (each of which runs with the land they affect) that would otherwise be up-zoned by the new CPU. There will remain a Process 5 entitlement process to approve an amendment to the development code required in order to remove the Planned Development Overlay (Specific Plan) and the Development Intensity Overlay on the site in order to enact the newly proposed Mixed-Use zones. It will not require a site development plan, just a process to remove the underlying PDO/DIO that will take 9-12 months. The EIR analyzed impacts of newer zones which had greater intensity than that of existing specific plans. CPU does not impact projects if their application is already deemed complete.

Questions were raised about traffic analysis and the lack of an infrastructure funding plan (IFS) in support of projects which are required to mitigate impacts from the project. Concerns that potential costs may be too excessive to implement and lack of a plan bears on the ability of the public to weigh in on the CPU. Another comment cited Caltrans' suggested widening of I15 bridge on Friars and CPU's impact on the area at build-out with no current identified way for mitigating traffic impacts. The City responded that an IFS typically follows an adoption of a

community plan, but that a tentative outline of potential infrastructure costs and funding mechanisms would be provided to the council at the time the CPU is presented for approval.

It was noted some older planned pedestrian bridges were removed from old plan and new ones added (Frazee at Friars and where beneficial for trolley access). Some questions were raised for clarification concerning the Via Las Cumbres/J Street concept and alignment.

Question about financial impacts to existing residents from plan; City indicated all impacts and related financial obligations would be borne by new projects. Another question asked for distinction between policy and regulation; policies are in the policy table and the regulations are the CPIOZ's.

Comments raised concerning lack of responsiveness and/or feeling that responses were summary in nature and dismissive. City responded that comments that concerned the sufficiency of the environmental analysis or errors in language were addressed appropriately.

One comment indicated that cumulative impacts (i.e. traffic and infrastructure to mitigate impacts from traffic) have not been evaluated in detail and affects the City's ability to consider the plan fully. SD River Coalition and SD River Park Foundation also commented that its comment letters were alleged to have not been received by the City and thus not responded to as part of the FEIR. The City indicated it had not received such comment letters but would review them and consider their inclusion in the record, possibly by errata depending on the City's determination re: whether to accept and respond.

Elizabeth Leventhal moved to recommend approval of the Draft Final Mission Valley Community Plan Update and Project Final EIR subject to City staff returning with draft IFS plan for presentation to MPVG prior to CPU going before council. Andrew Michajlenko seconded the motion. The matter was approved 19-2-0 with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Johnathan Frankel, Matthew Guillory, Anthony Hackett, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, and Rick Tarbell **voting yes, and** Perry Dealy, and Josh Weiselberg **voting no, and** no one **abstaining**.

NO JULY 2019 MEETING

AUGUST 2019 - ACTION ITEMS

- 1. Consideration of Site Development Permit for San Diego Mission Road Sidewalk Improvement Project** – Hong Le, Development Services Department
Project Description: The project will install sidewalk along the south side of San Diego Mission Road from the San Diego River Bridge eastward to the Fairmount Avenue intersection. Associated improvements include new curb and gutter, curb ramps, upgraded bicycle facilities, traffic striping and utility adjustments.)

Comment from Rob Hutsel of River Park Foundation re: mitigation and future bridge project in area (i.e. is project still active and whether this project would be wasteful if bridge project is forthcoming). Sidewalk is to be 5' wide and approximately 1500' in length and will connect at each end to existing sidewalks. Only current mitigation requirement is regarding archeological resources.

Marco Sessa moved to approve the matter as submitted; Jim Penner seconded the motion. Matter was approved 19-0-0 with Michele Addington, Cameron Bucher, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Matthew Guillory, Anthony Hackett, Derek Hulse, John LaRaia, Kathy McSherry, Andrew Michajlenko, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell and Josh Weiselberg and Larry Wennell **voting yes, there were zero no votes and zero abstaining.**

2. Creation of Ad Hoc Subcommittee on FY 2020 Mission Valley Impact Fee Study –
Oscar Galvez, Planning Department

Request driven by MVCPU. IFS is a proposed list of capital improvement projects to the community based on density of development and identified needs. Draft of IFS to be discussed at tentative meeting on August 22 at 2PM at 7777 Westside Drive at Civita in the West Parc Apartment complex. Questions about whether list was yet generated and if public input would impact the list were asked. City indicated list was pending management review and public input could affect the final list. Marco Sessa volunteered to initially chair the sub-committee, John LaRaia, Andrew Michajlenko, Anthony Hackett, Michele Addington, Jim Penner and Jonathan Frankel volunteered to join the committee.

Kaye Durant moved to approve the proposed committee formation and make-up as presented; Keith Pittsford seconded the motion. The matter was approved 21-0-0 with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Matthew Guillory, Anthony Hackett, Derek Hulse, John LaRaia, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell and Josh Weiselberg and Larry Wennell **voting yes, there were zero no votes and zero abstaining.**

3. Consideration of Capital Improvement Project Survey Requests – Michele Addington/Kaye Durant

Received comments and list were as follows:

Proposed joint police station at Fire station on Friars Road. No sidewalk on n/s of Friars b/t River Run and Qualcomm. Crossing on Camino Del Este to River Trail (CIP #B13088), Fashion Valley Road flooding at Trolley crossing, Sync of stoplights on Friars and other roadways, Complete connection to river trails throughout Mission Valley, Repave Qualcomm Reina S, Sidewalk from A1 Storage to Old Town. Continental cross-walks throughout City for pedestrian safety, Following discussion amongst the Board, the public and City staff, the following five projects were ordered numerically in priority, with the balance of the projects being desired by the community, but ordered as a lesser priority than the initial five projects:

- Add sidewalk to the south side of Hotel Circle South between A1 Storage building and Presidio in Old Town
- Extend San Diego River trail from Sefton Field to Mission Valley YMCA in accordance with the San Diego River Park Master Plan (“West Valley Crossing”)
- Signal timing/adaptive signalization from Camino del Rio South to Friars Road
- Add river crossing on the east side of Qualcomm Way to connect with existing FSDRIP trail in accordance with the San Diego River Park Master Plan
- Repave Qualcomm Way between Camino de La Reina and Friars Road
- Add sidewalk on the north side of Friars road between River Run Drive and Qualcomm way
- Add continental crosswalks at all intersections in Mission Valley
- Add a “hawk” pedestrian crossing at Camino del Este where the existing river trail crosses the street
- Add adaptive signal timing on Friars Road from Frazee to the I-15

- New police station on Friars Road

Keith Pittsford moved to approve the proposed capital improvement suggested project list; Dottie Surdi seconded the motion. The matter was **approved 20-0-0** with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Matthew Guillory, Anthony Hackett, Derek Hulse, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell and Josh Weiselberg and Larry Wennell **voting yes, there were zero no votes and zero abstaining.** John LaRaia had to leave the meeting during this item.

SEPTEMBER 2019 - ACTION ITEMS

1. **Consideration of Neighborhood Use Permit for the installation of signage at 1625 Hotel Circle South** – Steve Therriault/Christine Mello, SignTech
Christine Mello provided brief overview of signage plan and indicated desire was to help direct residents and visitors more readily to the complex by increasing lettering height, painting existing wall for background color and adding lighting. A comment indicated the signage may be of little help given its parallel orientation to the street. It was noted the DAB voted 4-0 to recommend approval of the sign plan.

Michele Addington moved to recommend approval of the item as submitted; John LaRaia seconded the motion. Matter was approved 16-0-1 with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, John La Raia, Elizabeth Leventhal, Jim Penner, Keith Pittsford, Marco Sessa, Michael Sherman, and Larry Wenel **voting yes**, with none **voting no** and Josh Wiselberg **abstaining**.

2. **Consideration of a Mission Valley Community Plan Amendment for property located at 1904 Hotel Circle North** – Ken Gotthelf
Applicant requested continuance of this item to October meeting of the MVPG.

OCTOBER 2019 - ACTION ITEMS

1. **Special Election to Fill Two (2) Vacancies on the Mission Valley Planning Group Board** – Michele Addington

*Project Description: Special election to fill two vacancies in the **property owner category**.* Vote of the MVPG Board resulted in the **election of Rachel Erwin and Pete Shearer** to the MVPG Board. The vote results were announced at the end of item I2.

2. **Consideration of a Mission Valley Community Plan Amendment for property located at 1904 Hotel Circle North** – Ken Gotthelf

Project Description: The project requests an amendment to the Atlas Specific Plan (“Specific Plan”) to remove the 7.8-acre property located at 1904 Hotel Circle North from the Specific Plan area. This project seeks an amendment to the Mission Valley Community Plan Specific Plan Subdistrict CPIOZ to remove the Property from the CPIOZ in order to effectuate the mixed-use zoning designation provided for in the recently adopted Mission Valley Community Plan and an Amendment to the Land Development Code Chapter 13, Article 1, Division 14, to effectuate removal of the property from the Specific Plan CPIOZ.

Overview of request and related plans/maps. Property is currently located within Atlas Specific Plan. Plan is dated and does not permit uses which may be more suitable for property.

Questions were asked about Via Las Cumbres alignment and impact of project on alignment issues. Applicant provided brief history on existing right of way dedications and related agreements concerning the alignment and lack of affect each has on subject property and vice versa. New zoning would require property be developed at least 51% residential use. The property is not yet subject of a project. Any development would require its own CEQA review/compliance, but recent environmental analysis prepared by City as part of MVCPU may be useful to applicant. Questions were asked about conditions of approval in the Atlas Specific Plan, which may yet to be completed. Nancy Graham of the City indicated the plan is largely defunct with the removal of the Town & County and the Mission Valley Resort. There was continued discussion regarding fee contributions the project would be required to make as part of the IFS developed for the MVCPU.

Keith Pittsford moved to recommend approval of the item as submitted along with recommendation for continuation of river path along perimeter of river at the subject property; Derek Hulse seconded the motion. Matter was approved 18-0-0 with Steve Abbo, Cameron Bucher, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Matthew Guillory, Anthony Hackett, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, and Josh Weiselberg **voting yes**, there were zero **voting no** and zero **abstaining**.

NOVEMBER 2019 - ACTION ITEM

1. FY 2020 Mission Valley Impact Fee Study – Oscar Galvez

Project Description: *Discuss and recommend priority projects associated with the FY 2020 Mission Valley Impact Fee Study.*

Following the last presentation, the draft of the study was revised. The proposed fees are generally decreasing with Residential Fees decreasing and Non-Residential Fees for traffic will remain the same and Non-Residential Fees for Fire will decrease. There was further discussion concerning Appendix A of the report which provides for the MPVG's priority list of projects to be funded by fees collected pursuant to the IFS. There were suggestions that certain of the M1 and M2 projects be broken out of the general category and be specifically identified as priorities. Another comment contended that the projects under M-23 and M-24 were aimed, as a component part of the recent MVCPU to drive increased mobility through the community and thus should also be considered. Another comment questioned the need for P16, as such project is not expressly predicated on development of Riverwalk. Nancy Graham indicated the City staff and politicians would not likely seek implementation of such a project where the development precipitating the need (in part) for the project had not materialized. Mr. Galvez indicated his request was for approval of the study and the fee schedule, but would reserve additional time for the MVPG to revised Appendix A to reflect the desire of the community.

Kaye Durant moved to recommend approval of the item as submitted, including the Study and the associated Fee Schedule subject to the MVPG's further review and revision of Appendix A at a later date; Keith Pittsford seconded the motion. Matter was approved 17-0-1 with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Bob Cummings, Rachel Erwin, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Keith Pittsford, Marco Sessa, Michael Sherman, Josh Weiselberg, and Larry Wenel **voting yes**, with zero **voting no** and Pete Shearer **abstaining**. Derek Hulse left the meeting before the vote.

DECEMBER 2019 - ACTION ITEMS

1. **Project Description: Discuss and make a recommendation on the proposed FY 2020 Mission Valley Impact Fee Study Priority List.**

FY2020 Mission Valley Impact Fee Study Priority List – Marco Sessa moves to adopt the IFS committee recommendations. Kaye Durant seconds the motion. **17-0-0 approved** unanimously

2. **Conditional Use and Site Development Permit for a Marijuana Outlet at 2605 Camino Del Rio S** – Jim Bartell & Faith Picking. Steve Abbo recused himself due to monetary issues.

Project Description: A process three conditional use permit to operate a 2,596 square foot Marijuana Outlet in an existing office building. A site development permit for traffic generation in excess of the traffic allocations established by the Development Intensity District Threshold I.

Marco Sessa moves to continue the motion until further information is obtained on the process, Michael Sherman seconds the motion and it is **approved 16-1-0.**

JANUARY 2020 **NO ACTION ITEMS**

FEBRUARY 2020 **NO ACTION ITEMS**

MARCH 2020 - ACTION ITEMS

1. **Election of Board Members to Mission Valley Planning Group – Michele Addington.**

The following individuals were elected/re-elected to the Mission Valley Planning Group Board.

Property Taxpayer to 2024

Matthew Guillory	re-elected
Kathy McSherry	re-elected
Michael Sherman	re-elected

Local Businessperson to 2024

Steve Abbo	re-elected
Keith Pittsford	re-elected
Josh Weiselberg	re-elected

Resident to 2024

Ken Calloway	elected
Kaye Durant	re-elected
Elizabeth Leventhal	re-elected

Property Taxpayer to 2024

Rachel Erwin	re-elected
John La Raia	re-elected
Colton Speas	elected

D. MAJOR INFORMATION ITEMS IN THIS REPORTING PERIOD

APRIL 2019 - INFORMATION ITEM

1. Presentation of Draft Mission Valley Zoning Map – Nancy Graham.

Nancy Graham reviewed draft map and explained the details thereof. Noted of new mixed uses (RMX and EMX) no 3 densities are intended; only 1 and 2. Comments concerned lack of opportunities and uses s/o I8. It was indicated some rezoning is occurring there to increase potential uses, but lack of accessibility and desire to maintain entry-level/incubator office space opportunities contributed to lack of change in zones, including use of new mixed-use zones. Comments indicated planned pedestrian bridge and MTS willingness to develop new transportation to planned development address accessibility concerns. City's focus is utilizing and this focusing on existing transportation for purposes of focused, mixed use development.

Some comments were made concerning public-use designations and other unbuildable properties being zoned residential or other use designations which may be inappropriate and/or cause for sensitive receptor thresholds different than may actually occur (or not occur) there.

City is accepting public comments and will take feedback from public and property owners beginning April 17. The map will be taken to PC and Council concurrent with MVCPU.

MAY 2019 – NO INFORMATION ITEM

JUNE 2019 - INFORMATION ITEM

1. Capital Improvement Plan Survey by City of San Diego – Jonathan Frankel

City is soliciting input from planning groups (and general public) about desired capital infrastructure projects. Projects intended to enhance or improve City infrastructure or access to infrastructure may be proposed to the City. Suggestions should be specific as to location of project and desired infrastructure. Comments are due within 30 days.

JULY 2019 – NO MEETING

AUGUST 2019 - INFORMATION ITEM

1. **Shea Homes Residential Townhome Project at Civita** – John Vance and Mark Radelow
Applicant requested item be rescheduled to later meeting.

SEPTEMBER 2019 - INFORMATION ITEM

1. Water Main & Storm Drain Replacement Project – Bobak Madgedi, City of San Diego Public Works Department.

City provided overview of pipeline replacement projects throughout City, including portion affecting Mission Valley. Noted that work in the Mission Valley is limited to easement area between two commercial buildings and will affect minimal portions of Camino Del Rio. Questions asked about repaving road surface and coordination with adjoining building owners.

OCTOBER 2019 - INFORMATION ITEM

1. Shea Homes Project at Civita – Mark Radelow and John Vance

Project Description: Shea Homes will construct 73 new townhomes on the eastern side of the Civita master planned community. This is an informational item only.

A summary overview of the project was given. Site is located in the Terrace District. Project is planned at 31.3 units per acre, well below permissible density. Development to be called Marquee and will offer three styles based on street orientation, along with three floor plan options from 1bd to 3brd with square footage to range from 900sf to 1600sf. Questions were asked about landscaping and shielding utility closets. A question was asked about elevator issues at the Lucent II project. All units will be market rate, but size of units may bring down overall sales prices and thus may offer more affordable market rates. A question was asked about ADA compliance.

2. Mission Valley FY 2020 Infrastructure Fee Study (“IFS”) Subcommittee Report – Marco Sessa

Project Description: Discussion of possible priorities for infrastructure projects included in the FY 2020 Mission Valley IFS. This is an informational item only.

Next meeting to be held October 15 @ 1:30pm in Library in Semnar Room B. Discussion of the subcommittee process and meeting outcomes. Presentation of highest rated projects, lowest rated projects and some projects that may require more analysis. A question regarding the CIP project list was raised re: light signal synchronization project along Qualcomm Way. Some discussion ensued regarding the West Valley Crossing at Sefton field and that being a potential priority separate and apart from the three other river crossings. Sefton bridge is aimed to increase pedestrian access to the river, whereas other three are aimed at access to transit.

NOVEMBER 2019 - INFORMATION ITEMS

1. Update on SDSU West Project – Rachel Gregg

Project Description: SDSU will be presenting a revised offer to the City Council to purchase the stadium site on 11/18. This item will provide an update on the sale process, proposed project, and traffic mitigation.

The DEIR comment period ended October 3 and the offer letter re: purchase is going before council on November 18th. SDSU anticipates bringing EIR and purchase agreement back to State Trustees at meeting in January (28th-29th) with City Council approval in February, 2020 and a close of escrow in March 2020. Construction of the stadium and river park would then commence. The presentation gave an overview of prior public workshops and outreach, the proposed land plan, which remains as originally depicted, an overview of the revised road network depicting changes necessary to address environmental and other concerns. The plan eliminates high-rise buildings. Some discussion concerning mobility ensued and questions were raised about Fenton Bridge. SDSU proposes the at-grade, all weather crossing, and will front-end load the cost and agrees to construction at the time of 65% of the dwelling unit equivalents are built out. There was a question about queuing at the Fenton Parkway bridge on the stadium side. There were questions and some discussion concerning the river and impacts to the river by the development; the plans indicate avoidance of physical instruction/impacts to the river.

2. Proposed CPG Reforms – Barret Tetlow

Project Description: *The City of San Diego convened a task force to develop potential reforms to community planning group operating procedures and membership. This item will present information regarding the various reforms and their impact on the MVPG.*

Overview of findings of Task force and proposed recommendations concerning reform of Planning Groups. Indicated Mission Valley maintains a higher level of compliance than other planning groups, but asked for MVPG input on the findings and recommendations. The same will go to CPC prior to MVPG next meeting, so MVPG will withhold comment for time being but consider formal comments after the CPC provides theirs. This item will come back to the MVPG at a later time for consideration. Some comments from the MVPG indicated some of the recommendations were common sense and acceptable while others were concerned with some of the recommendations.

DECEMBER 2019 - INFORMATION ITEM

1. SDSU Study on Homelessness- Dr Shawn Flannigan & Dr. Megan Walsh

Project Description: SDSU has recently conducted a study on homelessness and sanitation, including the study of the unsheltered population in Mission Valley. **This is an informational presentation only.** Comments by Derek Hultz and John Weisenberg, Anthony Hackett. Input by Rob Hutzal on current encampments and movement into canyons.

JANUARY 2020 - INFORMATION ITEMS

1. Update from County Supervisor Nathan Fletcher

Description: *District 4 Supervisor Nathan Fletcher will be providing an update on his work at MTS, County efforts of homelessness and housing. This is an informational presentation only.*

Represents incorporated area of City of San Diego within the County district. Focus is on behavioral health and substance abuse. Majority of substance abuse issues are due to underlying mental health issues. 54,000 911 calls annually are mental health-related calls and police have no resource to provide assistance. County is focused on building regional mental and behavioral health treatment center in Hilcrest. County is looking to focus on person-centered care coordination program to continued treatment to those in need.

MTS is pushing for more efficiency and access to public transit. Discussion of maximum financial efficiency with respect to projects that provide faster and greater mobility and access to transit.

Questions concerned partnership opportunities with SDSU and mental health treatment, trolley line extension (purple) and trolley ticketing campaign/enforcement for ridership cost recovery.

2. Update on SDSU planning for River Park at SDCCU Stadium – Rachael Gregg/Gina Jacobs

Description: *SDSU will be sharing new information regarding the planned river park at the SDCCU stadium site. This is an information presentation only.*

Overview of initial design of river park. Overview of project schedule, including acquisition and Board of Trustee's approval. Overview of community outreach and advisory board process. Park will include approximately 60 acres in total with an estimated cost of \$30M. Discussion and questions concerning coordination with MTS regarding the trolley line alignment (purple line). Concerns raised about Street A alignment and its proximity to the trolley line and impacts

to project arrangement if the location should need to move. Question about compliance with City parks requirements given level/gradient of the park areas. Question was raised about seeking public input on the public art installations which may be made throughout the park. Question about the overall schedule and trustee's approval process.

FEBRUARY 2020 - INFORMATION ITEMS

1. Proposed Reforms to CPG Operations and Council Policy 600-24 – Michele Addington

***Description:** The City Council committee on land use has advanced various suggested reforms to community planning groups and amendments to the City Council policy governing CPG's. This is an informational presentation regarding these proposed reforms.*

Born out of complaint to grand jury regarding use of CPG's to stymie growth. Number of complaints regarding conduct of CPG's and their meeting procedures and policies. CPG's are entities separate from the City, but must comply with council policy. Council has options to amend policy to reform CPG's.

2. Complete Communities Initiative – Jonathan Frankel

***Description:** The City of San Diego is advancing its "complete communities" initiative which seeks to provide incentives for housing construction in transit priority areas and changes how traffic is analyzed for some projects. This is an informational presentation on the release of the draft EIR for the project.*

Overview of program and the EIR. Questions re: FAR designation for Mission Valley. Affordable housing can be built on-site or offsite, within vicinity and under specific guidelines.

MARCH 2020 – NO INFORMATION ITEM

Cameron Bucher, Secretary