

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

December 2, 2020

Via Zoom/Electronic Meeting

Members Present:

Michele Addington, Cameron Bucher, Kaye Durant, Rachel Erwin, Johnathan Frankel, Alan Grant, Matthew Guillory, Anthony Hackett, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg.

Members Absent: Steve Abbo, Ken Calloway, and John La Raia.

City/Government Staff: Nancy Graham

Guests:

See Zoom log.

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02p.m. via Zoom.

Verify Quorum: 12 members were present, constituting a quorum. Derek Hulse and Peter Shearer joined at Item E and Josh Weiselberg, Colton Speas, Andrew Michajlenko and Anthony Hackett joined at Item H1.

B. PLEDGE OF ALLEGIANCE –

None.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting and reminded all there would be a record of the meeting made.

D. APPROVAL OF MINUTES

Jonathan Frankel moved to continue approval of the minutes of the October 14, 2020 regular meeting to the January meeting to permit additional revision to the minutes; Kaye Durant seconded the motion. Motion was approved 10-0-2 with Michele Addington, Cameron Bucher, Kaye Durant, Rachel Erwin, Johnathan Frankel, Alan Grant, Matthew Guillory, Elizabeth Leventhal, Marco Sessa, and Michael Sherman voting yes, and Kathy McSherry and Keith Pittsford abstaining.

E. Public Input – Non-Agenda Items but within the scope of authority of the planning group.

- Rob Hutsel of the River Park Foundation indicated they were holding a drive for warm socks and face coverings for homeless in the River area.

Jonathan Frankel agreed to accommodate the Group's involvement by making a COSTCO run for products for donation.

- Alan Grant had a question concerning the status of

F. Membership Committee – Michele Addington

1. Open positions on the MVPG Board

1 each in Property Tax Payer; Resident and Property Owner. Currently have 1 applicant for Resident Category that will become eligible our the next MVPG meeting.

G. Treasurer's Report – Elizabeth Leventhal

1. Reported that the balance remains the same; \$1,344.16.

H. Information Items

1. SANDAG Central Mobility Hub Project – Jack Christensen / Gia Ballash

Description: Briefing from SANDAG on the Central Mobility Hub Project which contemplates the redevelopment of the NAVWAR site in Old Town to include, amongst other uses, a direct transit connection to the San Diego International Airport. This is an informational item only.

Brief background and overview of project designed to provide a single location with multiple modes of transportation with centrality around the San Diego Airport. Currently five separate projects in the works designed to handle mobility and congestion issues. For Central Mobility Hub, there is an MOU in place with SANDAG, City of San Diego, the Airport Authority and the Port Authority. Project is proposed on existing SPAWAR site which is subject to proposed redevelopment by the Navy. Navy preparing environmental review documents, which include a proposed transportation center that would accommodate the Central Mobility Hub project. If said proposal is not selected by Navy for redevelopment, SANDAG will seek alternative site(s). Overview of potential modes of transportation from Hub to airport (seeking direct, non-traffic modes). Question about scheduling of other projects as related to the Hub project; answer was that most projects are aligned in schedule with some ahead of others.

2. Update on JFS Safe Parking Program – Chris Olsen / John Lowther

Description: Jewish Family Service ("JFS") will be providing an update on their Safe Parking Program in Mission Valley. This is an informational item only.

Provided brief background on JFS and background on safe parking program. Program is privately funded. Program aims to provide safe parking location and facilities, including regular hot meals to pre-screened clients who have operable vehicles, but not home and are residing in their vehicle. Program includes passenger vehicles as well as some recreational/oversized vehicles. 42% of the program participants improve their circumstances and move on from the program. Other services offered include navigation to housing assistance and other public programs. 2 Lots in Kearny Mesa, 1 on Aero Drive, 1 in Mission Valley and one in Encinitas. Questions were asked about assistance to move disabled vehicles to a lot and assist with repairs for prospective participants – some assistance is available, but may be limited. Program is accepting toy donations for

the holidays. No access is provided to homeless pedestrians, only participants in vehicles.

I. Action Items

1. Home Depot Mission Valley (Project #657591) – John Ziebarth

Project Description: Site Development Permit and Easement Vacation for demolition of existing Scottish Rite building located at 1895 Camino Del Rio South and construction of a new 40,000 SF Scottish Rite building and construction of approximately 120,000 SF Home Depot and Garden Center.

Brief overview of the project and background of the project site and existing uses as well as new project development plan. Detailed review of city/environmental review process for the project, including that project will use existing EIR for MVCPU and addendum thereto to satisfy environmental review requirements. Applicant provided an overview of the site development requirements, including offsite work (curb/gutter/sidewalk). Questions were raised about need for the Home Depot project given existing Lowes facility and potential to increase (rather than decrease) traffic trips and congestion as the project claims to alleviate. Applicant indicated project would spread trips from MV and neighboring residents more equally from their current trips to surrounding Home Depots. Question asked about efficacy of parking structure vs. parking lot given need for ingress and egress by customers with carts and dollies. Home Depot indicated the structures have been employed in other stores and function effectively. Question was raised about traffic analysis and queuing issues for neighboring driveway. Applicant it was not specific to driveway, but analysis did not identify any safety concerns with traffic on this section of roadway. Applicant was asked (and did provide) a brief overview of the EIR/Addendum process for the project. The addendum is not required to be published or subject to public comment. The addendum is currently pending City review. The public commented about concerns about the project and its environmental review and claimed lack of review (i.e. addendum) and lack of review and mitigation of potential traffic and mobility issues. Public asked if traffic studies would be made public; they will be when presented to the City Planning Commission.

Elizabeth Leventhal made a motion to continue the matter. After further discussion and clarification re: the environmental review process and lack of need for recommendation from the MVPG, the motion was withdrawn. Further discussion of the project and environmental review process for the project ensued.

Marco Sessa moved to approve the project, as submitted, provided the addendum does not result in any new, previously unidentified impacts; Michele Addington seconded the motion. Motion was approved 14-4-0 with Michele Addington, Cameron Bucher, Kaye Durant, Rachel Erwin, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Pete Shearer, Michael Sherman, and Colton Speas voting yes, and Anthony Hackett, Elizabeth Leventhal, Kathy McSherry and Josh Weiselberg voting no, and no one abstaining.

J. Committee/Community Reports:

1. Subcommittee Reports:

a. Standing Committees:

- 1) Design Advisory Board – normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko

Haven't met the prior few months and no current meeting scheduled.

b. Ad Hoc Committees

- 1) Public Health, Safety and Welfare – Elizabeth Leventhal

Thanked JFS for their presentation and Rob Hutsel for the SD River Park Foundation drive for socks and face coverings.

- 2) Riverwalk - Michele Addington:

Project approved by City Council and recommendation the committee be disbanded.

- 2) MV Stadium Redevelopment - Kaye Durant

Project is continuing and committee has the desire to maintain in place for time being.

1. 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 update.

- b. Community Planning Chairs Meeting –Michele Addington/Jonathan Frankel

Discussion re: short-term rentals and proposed changes to ordinances to address.

2. Miscellaneous Mail/Items-For the Good of the Order –

Kaye Durant announced MVPG presence on Nextdoor for outreach and additional publication of agendas and MVPG announcements.

K. Adjournment: Meeting was adjourned at 2:06 P.M. Next Regular Meeting Date – January 6th at noon with location likely to be electronic (Zoom).

Cameron Bucher, Secretary