

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

February 1, 2017

MEMBERS PRESENT

Deborah Bossmeyer
Paul Brown
Bob Cummings
Randall Dolph
Alan Grant
Matthew Guillory
Rob Hutsel
John La Raia
Elizabeth Leventhal
Kathy McSherry
Jim Penner
Keith Pittsford
Marco Sessa
Larry Wenell
Robert Doherty

MEMBERS ABSENT

Steve Abbo
Derek Hulse
Andrew Michajlenko
Dottie Surdi
Rick Tarbell
Josh Weiselberg

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER:

Verify Quorum: 15 of 21 members were present, constituting a quorum. Vice Chairman Marco Sessa called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:00 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. PLEDGE OF ALLEGIANCE – led by Elizabeth Leventhal

C. INTRODUCTIONS / OPENING REMARKS:

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

D. APPROVAL OF MINUTES:

Marco Sessa asked for a motion to approve the December 7, 2016 minutes.

A motion was made by Matthew Guillory to approve the minutes. Alan Grant seconded the motion. The motion was approved.

12 Ayes: Paul Brown, Randall Dolph, Alan Grant, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty

0 Against:

3 Abstaining: Bob Cummings, Deborah Bossmeyer and Jim Penner

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.

F. MEMBERSHIP COMMITTEE:

Keith Pittsford announced there are 3 openings on the Mission Valley Planning Group Board; 2 Resident and 1 Property Owner.

1. Michaela Fortunato - resigned in December 2016.
2. Mary Holland – has applied for Resident opening.
3. Two additional persons have expressed interest and are completing application process
4. Keith Pittsford will prepare a ballot for all applicants and present for consideration at the March 2017 regular meeting.

G. TREASURER’S REPORT:

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

H. NEW BUSINESS – Action Items:

1. SDMM - Sean St. Peter Presenting.

Project # 523179: seeking approval from the MVPG for a conditional use permit for a proposed MMCC. The project consists of a Conditional Use Permit for a MMCC to operate within a 5,074 square foot tenant space of an existing two-story, 17,299 square foot commercial building located at 1233 Camino Del Rio South.

Applicant introduced himself and invited questions about the application.

Questions:

- The property appears to be within 1,000 feet of a residential community. Answer: the residential is essentially inaccessible to the property due to steep hillsides. City code considers path of travel when determining the 1,000 set back.
- Can the applicant provide a 1,000 foot path of travel Radius Map for the board to consider to insure that no parks, schools, churches or functions readily involving children are within that radius. Answer: the applicant did not have a map with him, but stated that one was given to city staff as part of the city Cycle review process.
- Is the address on the posting correct, and was proper posting notice placed on the property. Answer: The building address is correct and notice was posted.
- Is the proposed use in conflict with the community plan? Answer: Nancy Graham stated that the property is properly listed as Commercial Office.
- How many MMCC CUP’s are allowed in Mission Valley. Answer: Nancy Graham stated that the city council has approved 4 per district. There are currently no MMCC CUP’s in District 7, but there are two in Mission Valley that are actually in District 3 (right on the border between the districts).

A motion was made by Jim Penner to continue consideration of the project until the applicant can bring a fully informed 1,000 foot radius map showing there are no parks, schools, churches or specific activities related to children within the appropriate radius of the project. Deborah Bossmeyer seconded the motion. The motion was approved:

10 Ayes: Deborah Bossmeyer, Bob Cummings, Randall Dolph, Jim Penner,

Matthew Guillory, Elizabeth Leventhal, Kathy McSherry,

Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty.

4 Against: Alan Grant, Paul Brown and John La Raia, Rob Hutsel

0 Abstain

2. Stone Age Farmacy – Gina M. Austin Presenting - Action Item (15 min)

Project #510523 - The project consists of a CUP/SDP for a MMCC within 1,889 square foot suite located at 3456 Camino Del Rio North. The applicant is seeking a recommendation of approval from the planning group.

- Applicant provided photographs of the subject property, and aerial photographs of the surrounding area. Applicant also provided a proposed space plan. The business owner stated that they own several similar MMCC Clinic's in Los Angeles and run them professionally, with proper security measures. The owner relayed his brief personal story of opening an MMCC due to illness of friends and family and the benefits they received as a result.

Questions:

- The property is within 1,000 feet of a school district owned property with a Charter School currently going through the City DSD planning approval process. Answer: The proposed charter school is currently not approved and therefore if the applicants project is approved first the charter school could continue to pursue their project but with the applicant's project already in place. (the board discussed and questioned the fact that the building was owned by the school district, and whether it was a process 1, 2, or 3 for the charter school to be approved. No answer was readily available)
- Is the San Diego river area behind the subject property a park. Answer: No, there is no park designation in this area.
- Several business owners in the subject building stated concerns about traffic, and also that they signed leases in a commercial office building not a retail center. There were also concerns about security, and potential loss of business from their customers. Answer: Applicant stated that they run several professional clinics in the Los Angeles area with security and have never had an incident.

A motion was made by Elizabeth Leventhal to deny recommending the project based on concerns expressed. Randall Dolph seconded the motion.

14 Ayes: Deborah Bossmeyer, Paul Brown, Bob Cummings, Randall Dolph, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty.

1 Against: Alan Grant

0 Abstaining:

3. Valley Greens Corp – Blake Marchand Presenting – Action Item (15 min)

Project #515221 - The project consists of processing a Conditional Use Permit to operate a 2,183 square foot Medical Marijuana Consumer Cooperative (MMCC) at 2835 Camino Del Rio South, San Diego, CA 92108, within an existing 17,767 square foot building.

- Owner of Valley Greens Corp also owns a Remax Realty, and Remax Pacific business in Mission Valley. Valley Green's is in escrow to purchase the subject building. Owner described the benefits of cannabis and his personal story of friends and family who have gone through illnesses and the benefits they received. Applicant provided photographs of the subject property, and aerial photographs of the surrounding area. Applicant also provided a proposed space plan.

Questions:

- Three business owners within the subject building expressed concerns about parking, a retail operation coming into a commercial office setting, security concerns. Answer: Mr. Marchand stated that he was buying the subject building and that all current leases within the building are month to month. He would like for all business to renew longer term leases after purchase, but if there are concerns he would understand their desire to relocate.
- Was the subject property within 1,000 feet of a church as there appeared to be one in such proximity. Answer: the applicant stated that the church was further than 1,000, but could not provide to the board a 1,000 foot radius map to corroborate.

A motion was made by Rob Hutsel to continue the item due to insufficient information with regard to a 1,000 radius map and tenant concerns. Alan Grant seconded the motion. The motion was approved.

15 Ayes: Deborah Bossmeyer, Paul Brown, Bob Cummings, Randall Dolph, Alan Grant, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty.

0 Against:

0 Abstaining:

I. NEW BUSINESS – Information Items:

1. No information items

J. OLD BUSINESS:

Subcommittee Reports:

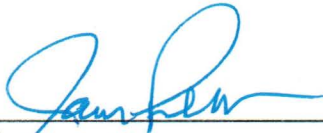
1. Design Advisory Board – Randy Dolph
 - a. Did not meet.
(DAB meet on the Monday of every month prior to the full MV Planning Group meeting).
2. MV Community Plan Update Committee – Elizabeth Leventhal/Andrew Michajlenko.
 - a. Community Plan Update Committee meets 2nd Friday of every month at 3pm at the Mission Valley Library.
3. River Coalition – Alan Grant
 - a. Did not meet.
The committee meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library. More info at: <http://www.sandiegoriver.org>
4. Parks – Rob Hutsel
 - a. Did not meet.
5. Public Health, Safety and Welfare – Elizabeth Leventhal
 - i. Elizabeth highlighted the “we all count” effort that took place on Friday Jan 27, 2017. More information is on The Regional Task Force on the Homeless (RTFH)'s website at: <http://www.rtfhsd.org/pitc/>
6. Riverwalk – Rob Hutsel

a. Did not meet. Next meeting scheduled for March 7 at 3PM in the Mission Valley Library Community Room.

7. Community Planning Chairs Meeting – Dottie Surdi

a. Absent

K. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:50 P.M. The next regular meeting will be on Wednesday, March 1, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.



Jim Penner
MVPG Secretary

Community Planners Committee

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CPC FINAL MINUTES FOR MEETING OF JANUARY 24, 2017

MEMBERS PRESENT:

Russ Connelly, City Heights
Keith Hartz, Clairemont Mesa
Pat Stark, Downtown
Kenneth Malbrough, Encanto
David Swarens, Greater Golden Hill
David Moty, Kensington/Talmadge
Noli Zosa, Linda Vista
Cathy Kenton, Midway
Jeffrey L. Stevens, Mira Mesa
Lorayne Burley, Miramar Ranch North

Jim Baross, Normal Heights
Vicki Granowitz, North Park
Brian Curry, Pacific Beach
Jon Linney, Peninsula
Jon Becker, Rancho Peñasquitos
Wallace Wulfeck, Scripps Ranch
Guy Preuss, Skyline/Paradise Hills
Robert Leif, Southeastern
Deanna Spehn, Tierrasanta
Leo Wilson, Uptown

VOTING INELIGIBILITY/RECUSALS: Peninsula

Guests: Tamara Miller, Summer Adleberg, Salvador Galvan, and others

City Staff/Representatives: Nancy Graham, Alfonso Gastelum, George Freiha, Keli Balo, James Nabong, Pedro Castro and Maria Nieves.

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:**

- Jim Baross talked about availability of bike facilities and asked CPC members to fill out a survey to provide information from their respective communities.
- Vicki Granowitz expressed that the CPC table settings were too far apart and it was unacceptable.
- Robert Leif suggested that everyone has seen the proposed development around Qualcomm, which includes soccer, and that CPC should discuss the proposal as soon as possible.
- Leo Wilson mentioned that lawsuits have been filed over the Uptown Community Plan and that a long process resulted in a plan that the community was not entirely supportive of, opening the door for lawsuits.
- Tom Mullaney said that after 8 years of work on the Uptown Community Plan, the planning group did not get a chance to review the revised graphics or EIR before it went to City Council for approval, leaving no time for public input, in violation of CEQA. The planning group had agreed to a sixty-five foot height limit but the Planning Department wanted 120 feet. In the end no height limit was

adopted. He recommended CPC organize a land use subcommittee to review community plans and zoning.

- David Moty asked CPC members to turn in any comments they had on the smart growth memos he distributed.

3. MODIFICATIONS AND APPROVAL OF AGENDA:

Agenda approved unanimously.

4. APPROVAL OF THE MINUTES OF OCTOBER 25, 2016:

Robert Leif, Southeastern, moved to approve the minutes. Seconded by Wallace Wulfeck, Scripps Ranch. Motion passed 14-0-4. Abstentions: North Park, Encanto, Miramar Ranch and Kensington-Talmadge.

5. MISSION BAY DREDGING PROJECT- Information Item

George Freiha, Senior Civil Engineer, Architectural Engineering & Parks Division, Public Works Department, presented a project to improve Mission Bay navigational safety. Dredging is expected to start in November 2017 and end in March 2018.

6. NORTH CITY PURE WATER (NCPW) PROJECT : Information Item

Keli Balo, Project Manager, Public Utilities Department (PUD) gave a presentation on the NCPW project which includes an upgraded water reclamation plant, pipelines, and pump station overlapping five community planning boundaries: Linda Vista, Clairemont Mesa, University, Mira Mesa, Scripps Ranch. Additional presentations to the affected planning groups are planned.

7. MUNICIPAL CODE UPDATE T & SW: Action Item

James Nabong, Senior Civil Engineer, and Pedro Castro, Assistant Civil Engineer, Transportation and Storm Water Department, gave an update to CPC on possible amendments to the "Street Preservation Ordinance" of the municipal code: Chapter 6, Article 2, Divisions 11-12, and Chapter 12, Article 9, Division 7.

Wallace Wulfeck, Scripps Ranch, motioned to recommend Municipal Code updates including standards for quality of restorations for both temporary and permanent street repairs and restorations. Seconded by David Swarens, Greater Golden Hill. Motion passed 17-1-1. 1 Opposed: Skyline-Paradise Hills. 1 Abstention: Kensington-Talmadge.

8. CIP PRIORITIZATION PROCESS- Information item

David Moty, CPC Chair, updated CPC on recent discussions to restart the CIP prioritization process by Community Planning Groups.

9. CPC MEETING LOCATION CHANGE :Information Item

Nancy Graham, Senior Planner, discussed the causes for the change in location of CPC meetings from MOC II to the City Concourse and parking issues.

10. REPORTS TO CPC:

- Staff Report: Nancy Graham reported that some of the planning groups are using the City's email noticing for meeting the Brown Act requirement for posting of agendas. That is not allowed and the agenda must be posted at the meeting location 72 hours before the meeting. The City's email noticing is only a courtesy and does not supplement CPG noticing.
- Subcommittee Reports: None
- Chairperson's Report: Suggestions for the 11th update of the Land Development Code will be taken until February 17, 2017. Code Monitoring Team (CMT) and Technical Advisory Committee (TAC) will complete their work by June/July 2017. At a previous CMT meeting John Ziebarth said the community planning groups are trying to update the Land Development Code through their community plans because they do not trust the code writing process.
- CPC Member Comments:
 - Leo Wilson said the Sherman memo on consolidating planning groups would be inappropriate and an attempt to neuter planning groups.
 - David Swarens said under Section 4 in Historic Resources there is a dependence on alternative facts. For example recommendations from the Preservation Ordinance Committee, not decisions, were adopted by City Council. Also there are policy issues related to standards, including Department of the Interior standards, which some say the City should have different standards than everyone else uses. It is important to keep the council docket clear for important policy level discussions. Incentives were adopted as a balance to the Historic Preservation program.
 - Jeffrey Stevens said he disliked the idea of having regional planning groups. It suggests there is no trust of planning groups and gets away from the intention of local planning groups, where people know their local community and can give informed opinions to decision makers.
 - Vicki Granowitz said discussion of nuisance properties was good, but she is opposed to Historic Resource Board eliminating the two wild card criteria and requiring two other criteria to be met. She agrees with other CPC members regarding consolidating community planning groups. She agrees with North Park that the permit process change should be Process 2 instead of 3. Ms. Granowitz also agrees with having housing target plans.
 - Cathy Kenton said she shares concern over consolidation of planning groups.
 - Wally Wulfeck said we ought to push back on the notion that growth is inevitable. We should support low growth.
 - David Moty said he supports reduction of parking for senior housing. However, he does not support removing DIF for affordable housing, as it would create opposition to affordable housing because of lack of mitigation related to infrastructure shortages.
 - Brian Curry said it is a lie that fees increase the cost of housing. The market determines cost.

ADJOURNMENT TO NEXT REGULAR MEETING, February 28, 2017

The meeting was adjourned by Chair David Moty at 9:03 PM