

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

March 07, 2018

Members Present:

Steve Abbo, Paul Brown, Cameron Bucher, Bob Cummings, Kaye Durant, Alan Grant, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Josh Weiselberg

Members Absent: Mary Holland

City/Government Staff:

Tom Bostedt, Naomi Siodmok, Liz Saidkhanian, Brian Schoenfisch, Ryan Trabuco, Zach Bunshoft, Karen Reilly, Javier Gomez

Guests:

See list at end of minutes

A. CALL TO ORDER

Dottie Surdi Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12: 10 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 14 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Cameron Bucher led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Dottie thanked everyone for their support during her tenure as Chair.

Guests introduced themselves.

D. APPROVAL OF MINUTES

Kaye Durant moved to approve the minutes of the February 07, 2017 regular meeting. Cameron Bucher seconded the motion. Minutes were approved –0 – with Steve Abbo, Paul Brown, Cameron Bucher, Bob Cummings, Kaye Durant, Alan Grant, Rob Hutsel, Elizabeth Leventhal, John Nugent, Dottie Surdi, Josh Weiselberg voting yes, and Kathy McSherry, Jim Penner, Keith Pittsford 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:

- Officer Tom Bostedt reported on the changes at the San Diego Police Departments with the new Police Chief, including a new position of a new deputy chief for Homelessness—details still being worked out.
- Gates being installed at key road ways to close when flooding occurs.
- Concern about marijuana business/zoning application for 7850 Mission Center Court

F. MEMBERSHIP BUSINESS

Membership Meeting Election Results:

Elected to MVPG Board at March 2018 Membership meeting with terms ending 2022.

PROPERTY TAXPAYER

Michele Addington

Derek Hulse

Larry Wenell

LOCAL BUSINESSPERSON

Cameron Bucher

Alan Grant

Marco Sessa

RESIDENT

Jonathan Frankel

Andrew Michajlenko

Dottie E. Surdi*

PROPERTY OWNER

Bob Cummings

Rob Hutsel

Rick Tarbell

Membership Chair Keith Pittsford reported:

1. Notice of Election of MVPG Officers

The selection of the MVPG officers for the next 4 years will be completed by a MVPG Board vote at the April 2018 meeting.

The officer positions are: Chairperson, Vice Chairperson, Secretary and Treasurer.

Board members were invited to submit their interest in serving in one of the positions to Keith Pittsford at: kpittsford@sgpa.com.

From MVPG Bylaws:
ARTICLE VII Planning Group Officers

Section 1. The officers of the Mission Valley Planning Group (Executive Committee) shall be elected from and by the members of the planning group. Said officers shall consist of a Chairperson, Vice Chairperson, Secretary and Treasurer. The length of an officer's term shall be 4 years, except that no person may serve in the same planning group office for more than eight consecutive years. After a period of one year in which that person did not serve as an officer that person shall again be eligible to serve as an officer.

Section 2. Chairperson. The Chairperson shall be the principal officer of a recognized community planning group and shall preside over all planning group, general membership and communitywide meetings organized by the planning group and shall be empowered to appoint subcommittees and subcommittee chairpersons to assist in carrying on the business of the committee.

Appeals of discretionary decisions to the City shall be made by the Chairperson or, if necessary because of direct economic interest or absence, by a designee identified to appeal that particular action on behalf of the planning group.

Section 3. Vice Chairperson. In the absence of the Chairperson, the Vice Chairperson shall perform all the duties and responsibilities of the Chairperson.

Section 4. Secretary. The Secretary shall be responsible for the planning group's correspondence, attendance records, and minutes and actions including identification of those planning group members that constitute a quorum, who vote on an action item, and who may abstain or recuse and the reasons, and shall assure that planning group members and members of the public have access to this information. The Secretary may take on these responsibilities or may identify individuals to assist in these duties.

Section 5. Treasurer. The Treasurer shall deposit all moneys in the name and to the credit of the planning group with such depositories as may be designated by the Executive Committee. The Treasurer shall disburse the funds of the planning group as may be ordered by the planning group, shall render to the planning group, when it requests an account of all of the community planning group's transactions and of the financial condition of the planning group.

Section 6. The Chairperson shall be a recognized community planning group's representative to the Community Planners Committee (CPC). However, by vote of the planning group, a planning group member other than the chair may be selected as the official representative to CPC with the same voting rights and privileges as the chair. Designation of a member other than the chair for either representative, as well as for the planning group's alternate to CPC, shall be forwarded in writing to the staff representative to CPC prior to extension of voting rights and member attendance.

Section 7. The Mission Valley Planning Group officers and representatives to the CPC shall promptly disseminate to all elected planning group members pertinent information that is received by the planning group regarding its official business.

2. MVPG Standing Committees and Subcommittee appointments

With some MVPG Board members rotating off the MVPG Board, new members joining and the election of MVPG officers all MVPG Standing Committees and Subcommittee Chairs and members will need to be reappointed/appointed by the new Chair. A call will be made at the April meeting, once the MVPG Officers have been elected, for volunteers to serve on Standing Committees and/or subcommittees. The Standing Committees and/or subcommittees Chairs and members will be appointed after the MVPG Chair is elected, currently scheduled for the April 2018 MVPG Board meeting..

From the MVPG By-laws

Article VII

*Section 2. Chairperson. The Chairperson shall be the principal officer of a recognized community planning group and shall preside over all planning group, general membership and communitywide meetings organized by the planning group and **shall be empowered to appoint subcommittees and subcommittee chairpersons** to assist in carrying on the business of the committee.*

Article VI-Section 2

(b) Subcommittees

The Mission Valley Planning Group may establish standing and ad hoc subcommittees when their operation contributes to more effective discussions at regular planning group meetings.

(i) STANDING SUBCOMMITTEES - Pursuant to the purpose of the Mission Valley Planning Group as identified in Article II, Section 1, the planning group has established the following standing subcommittees: the Mission Valley Design Advisory Board, the Mission Valley Community Plan Update Committee, and the Membership Committee. (See Exhibit B)

(ii) AD HOC SUBCOMMITTEES - Ad hoc subcommittees may be established for a finite period of time to review more focused issue areas and shall be disbanded following their review.

(iii) SUBCOMMITTEE COMPOSITION – Subcommittees shall contain a majority of members who are members of the planning group.

Non-members, who are duly appointed by a planning group to serve on a subcommittee, may be indemnified by the City in accordance with Ordinance No. O-19883 NS, and any future amendments thereto, provided they satisfy any and all requirements of the Administrative Guidelines.

(iv) RECOMMENDATIONS – Subcommittee recommendations must be brought forth to the full planning group for formal vote at a noticed public meeting. In no case may a committee or subcommittee recommendation be forwarded directly to the City as the formal recommendation of the planning group without a formal vote of the full planning group.

3. Open positions on MVPG Board

The current Board position open are for terms ending in 2020. There is one opening under the Property Taxpayer category and one opening under the Property Owner category. There may also be an opening in the Resident category due to Board absences.

G. TREASURER'S REPORT

The balance remains at \$1,344.16

H. ACTION ITEMS

1. No items

I. INFORMATION ITEMS

1. Riverwalk San Diego

Bhavesh Parikh presented an overview of the Riverwalk San Diego Project.

The Riverwalk San Diego Development is a mixed-use project to redevelop the 200-acre Riverwalk golf course in west Mission Valley. <http://riverwalksd.com/>

The proposed plan will transform the existing Riverwalk specific plan into a balanced, mixed-use community with a large new public park, residential living, community-oriented retail uses, new transit access, and office space.

Major community benefits from the project are:

Environment – restores river to natural habitat and fulfills the City of San Diego's Climate Action Plan

Community – creates a walkable, live-work-play neighborhood

Economy – creates needed housing, local jobs, and local economic activity

The Levi Cushman Family Trust has owned the land for more than a century and has been planning to redevelop the golf course for more than 30 years.

Recently Hines, a Houston-based real estate development firm, signed a partnership/co-ownership agreement with the Levi Cushman Family Trust. <https://www.hines.com/> As the co-owner of the property, Hines brings extensive experience in a range of property types, and a commitment to sustainability. The Hines project leaders are local residents, and Hines has extensive real estate projects in Southern California.

The plan is to remake the Riverwalk Golf Club into a mixed-use development (neighborhood with housing, retail shops that serve daily needs; new office space that has options to get around —whether trolley or bicycle or walking and river park area) with 4,300 housing units on the north side of the San Diego River.

The goals of the project include:

- Restore the San Diego River
- Create natural habitat
- Build a mix of housing, including senior and affordable units




- Create a mobility environment including pedestrian paths, share roads for bicyclists, wider sidewalks, and walkways connecting nearby developments and Fashion Valley Mall.
- Be compliant with the goals of the city's Climate Action Plan
- Encourage mass transit, including building a trolley stop for the Green Line that runs through the property..
- Create new office space for a blank campus opportunity for companies to relocate to San Diego, or for businesses and institutions to expand
- Create a public park/river park area, which would be about 40 percent of the square footage of the project.
- Design a retail area that has brick buildings with an authentic look and character- Some located below balconies of residences.
- Office spaces designed using metal and glass for office spaces
- Designing buildings with differentiating architecture that still compliments neighboring developments.
- Having adequate parking so parking does not spill into other communities or along Friars Road
- Address the homeless issues that a new open space park may encourage
- Celebrate history of Mission Valley
- Address "food desert" in western part of Mission Valley
- Connections/similar design to neighboring properties, especially Mission Greens and The Courtyards
- Create active "welcoming" environment along Friars Road.

Hines has been obtaining public input for the Riverwalk project through the public workshops, its website and project subcommittees associated with the Linda Vista and Mission Valley Planning Groups. See <http://bit.ly/2CfVDMS>. or <http://lime.migwebtech.com/index.php/survey/index/sid/975146/lang/en>

In 2018 the project developers will submit a full proposal to the City of San Diego and will, with the City, conduct a public scoping meeting for the project's Environmental Impact Report and complete traffic study.

This submittal aims to amend/replace the Levi Cushman Plan that the City of San Diego approved for the site in the 1980s. The existing approved plan includes square footage for residential buildings, office buildings, hotel, retail but not a lot of continuous open space areas and does not make the restoration of the San Diego River a priority.

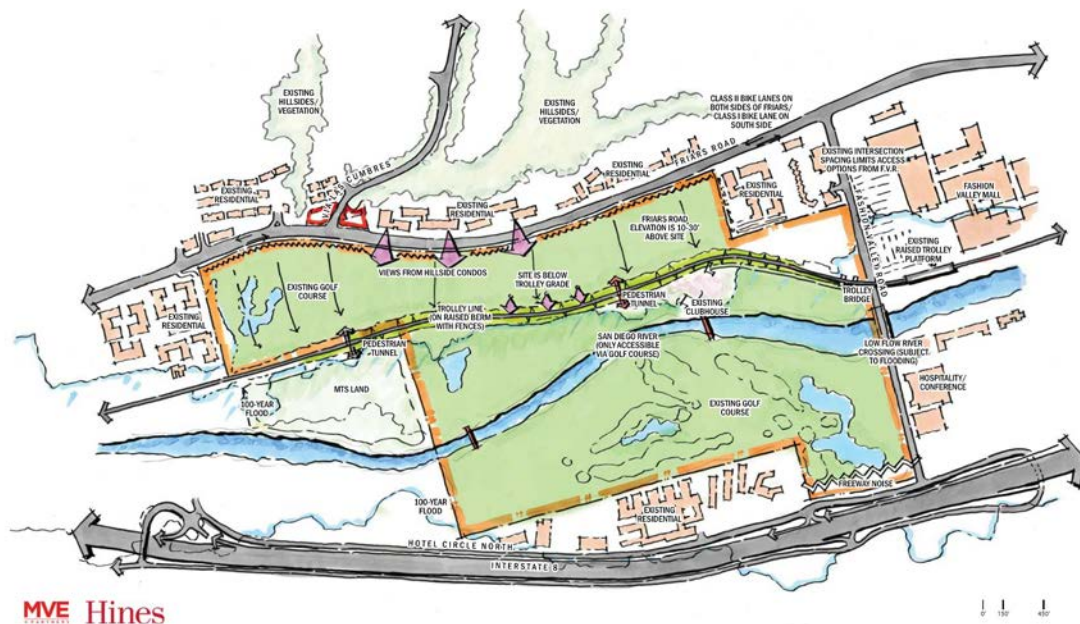
Comparison: Old vs. New Riverwalk

		Previously-Approved Levi-Cushman Plan	Proposed Riverwalk Plan	
	Open and Park Space	50 acres	80 acres	
	Hotel	1000 rooms	0 rooms	
	Office Space	2.6 million square feet	1 million square feet	
	Retail Space	200,000 square feet	140,000 square feet	
	Housing	1,329 dwelling units	4,300 dwelling units	

2A. SITE PLAN AND USES

RIVERWALK SAN DIEGO

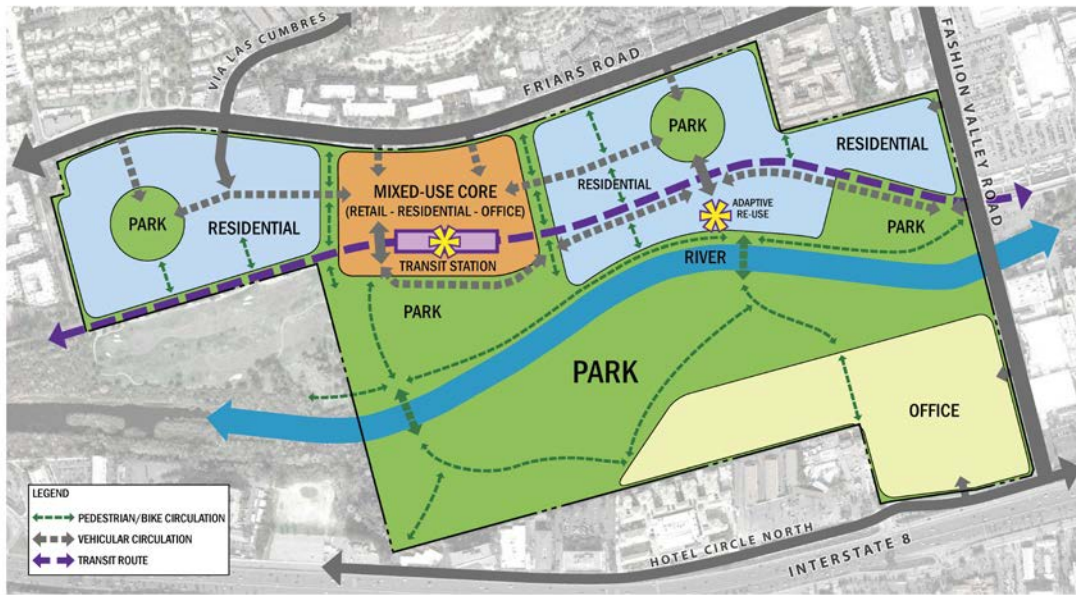
Site Analysis: Existing Conditions



2B. SITE PLAN AND USES

RIVERWALK SAN DIEGO

Site Concept



MVE Hines

RIVERWALK

July 2017

2C. SITE PLAN AND USES

RIVERWALK SAN DIEGO

Preliminary Site Plan



For more information on Riverwalk, or to offer comment on the project through an online workshop, visit riverwalksd.com.

Discussion/Comments/Questions

- Bridge from office towers on south side of river to north side residential units.
- What is phasing of project? A. Still being worked out but will start on north side of river
- Components of park—A. Balance of active/passive areas.
- 14 acres of MTS land on northwest corner of property, will it be incorporated into project? A. Developers are in talks with MTA about land, nothing to report at this time.
- Will the park be a private or public park? A. To Be Determined
- Traffic? A. Traffic studies are dependent on SANDAG. They have not been completed yet. When studies are completed developer will return to MVPG to review.
- Height of buildings? A. Currently planning on 3-7 stories.
- Will all 4, 000 units be rentals? A. To Be Determined
- Can there be some office on north side of river and some housing on south side of river? A. Feasibility is being reviewed.
- Are flooding issues on Fashion Valley Road being studied? Yes it is being studied/discussed with all the stakeholders who have an interest in the road.

A. Standing Committees:

1) Design Advisory Board

The DAB did not meet

2) Mission Valley Community Plan Update- Elizabeth Leventhal

The Community Plan Update Subcommittee (CPUS) did not meet in February.

Naomi Siodmok reported that the Mission Valley Community Plan Update Subcommittee scheduled for Friday, March 9, 2018, has been cancelled. Nancy Graham is out sick and City Planning staff is still working through delays with the traffic modeling process.

The April meeting will be on April 13, 2018 at 3:00 at the Mission Valley Library.

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 had no new updates:

2) Riverwalk-Rob Hutsel

The Committee met on February 08, 2018 at noon at the Mission Valley Library. The topic was on amenities for the project.

The March meeting has been cancelled. The April meeting will be on April 13, 2018 at noon at the Mission Valley Library

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

3. MV Stadium Redevelopment-Paul Brown

The Sub Committee met on February 23, 2018.

Paul Brown reported that members discussed the approach the committee would take to fulfill its assignment.

It was agreed that a list of questions would be developed for the Friends of SDSU (“Friends”), much like the questions that were developed for FS. As part of this process, the members will develop a list of priorities that each member believes are most important for the Valley. Each of these priorities will be given a numerical value and a “scorecard” will be shared with the MVPG to help it make a decision to which initiative to support, if any. This list will be delivered to the MVPG at the April 4 meeting.

The questions for the Friends are to be submitted to Kaye Durant by March 16.

The next meeting of the sub-committee will be March 23, 2018 at 1:00 PM

2. Community Reports

1. San Diego River Coalition

A meeting was held on February 16, 2018.

The agenda included:

- River Trail Committee Report
- Formation of Headwaters Committee
- 2018 Priorities - Updates
- Current Private Development Projects
- Legislation and Public Project News

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

The next meeting will on March 16, 2018. The topic will be the San Diego Riverwalk Development.

More info at: www.sdrivercoalition.org

3. Community Planning Chairs Meeting –

A meeting was held on February 27, 2018.

Dottie reported that she and John Nugent attended. The agenda included:

- City Council Member Georgette Gomez discussed the SGLU Committee’s adopted Work Plan for the coming year
- Laura Black, Deputy Director, Long Range Planning, of the City Planning Department provided an update regarding Planning Department leadership changes and office relocation.
- Robin Shiflett, Development Project Manager, and Liz Drake, AECOM, provided an update on the City Parks Master Plan.
- Chris Kime, Principal Performance City Auditor reviewed the outlines of the ongoing audit of community planning groups.
- Nico Calavita, Professor Emeritus, City Planning Program, San Diego State University made a presentation on the concept of “Land Value Recapture” as a city planning implementation tool that could provide additional funding for community benefits and affordable housing. The premise of Land Value Recapture is that when public action increases land value, the public should share in the increased values caused by public actions.

Agendas and Minutes of meetings are located at:
<https://www.sandiego.gov/planning/community/cpc>

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

Dottie was thanked for her service as Chair of the MVPG.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:33 P.M.

The next regular meeting will be on Wednesday April 04, 2018 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

There are no minutes this month

The Community Plan Update Subcommittee (CPUS)

The Committee did not meet so there are no minutes this month

PHOTO OF GUEST SIGN IN SHEET FOR MARCH 07, 2018 MEETING

GUEST SIGN-IN

Meeting Date March 07, 2018

	Print Name	Print Affiliation
24	Albert D'Sa	Project
25	Bernice D'Sa	"
26	Tiffany Hilborn	Resident
27	Larry Wenell	Resident
28	Dachul Gregg	SDSU
29	Felicity Sosnoski	LVPG
30	Michael Shokowski	Resident
31	Willie Goodness	Resident
32	Robert Swanson	Ret.
33	Jeff Clausen	Miss. Willy Vans
34	Amy h. Tobia	FS DESIGN GROUP
35	Mary Stepp	Kerrick
36	David M. Hester	"
37	Mark Hulse	N/A
38	Daniel Smith	Scott's L.R. Inc, NCPZ
39	BUSBY STEAM	I group Design
40	Raymond Chang	RIVERWALK
41	ANDREW MICHAJLENKO	RESIDENT
42	M. LESFOND	MURKIN
43	Peter Shore	Hires
44	Bhavesh Parikh	Hires
	PERRY DEALY	DEALY DEV INC
	MICHELE ADDINGTON	MC HOA
	George Holbrook	River Del Oro HOA
	Pick-Tambell	Riverwalk