

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

April 3, 2019

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

Members Present:

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.

Members Absent: Perry Dealy, Bob Cummings, Derek Hulse, John La Raia, Rick Tarbell, and Larry Wenel

City/Government Staff:

Nancy Graham, Renee Mezo, Lisa Scott, Lisa Lind, Leslie Stahl & Javier Gomez.

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 12:04 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. Steve Abbo and Dottie Surdi joined after the call to order.

B. PLEDGE OF ALLEGIANCE –

Jonathan Frankel led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

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

D. APPROVAL OF MINUTES

Kaye Durant moved to approve the minutes of the March 06, 2019 regular meeting; Michele Addington seconded the motion. Minutes were approved 14-0-1 with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, and Josh Weiselberg voting yes, and Andrew Michajlenko abstaining.

Keith Pittsford moved to approve the minutes of the March 20, 2019 special meeting; Elizabeth Leventhal seconded the motion. Minutes were approved 12-0-3

with Michele Addington, Cameron Bucher, Kaye Durant, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Josh Weiselberg **voting yes, and** Steve Abbo, Kathy McSherry, Michael Sherman **abstaining.**

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

- Rob Hutsel provided update on homeless encampments indicating encampments were down to 19 from 100+ in prior years. Attributed to efforts of City, landowners and other interested parties.
- Comment concerning renewal of cannabis licenses and concerns that newly-installed sensitive uses may be overlooked or ignored when license renewals are considered.
- Raul Campillo introduced himself as candidate for City Council, District 7.

F. Membership Committee – Keith Pittsford

Two Open positions on the MVPG Board, Property Owner and Tax Payer Categories. One candidate interested, but for resident category. At next meeting, proposal is to move Jonathan Frankel from Resident category to open slots and hold vote on candidate for Resident category. Also will hold vote to have Michele Addington assume Membership Committee chair position.

G. Treasurer’s Report – Elizabeth Leventhal

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

H. 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.

I. Information Items

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.

J. Committee/Community Reports:

1. Subcommittee Reports:
 - a. Standing Committees:
 - 1) Design Advisory Board – Did no meet; normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko
 - 2) 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.

Comment letter submitted following special meeting. Will reconvene when responses to comments are received.

b. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

Update that Golden Hall has opened and families are moving in. Also noted that City ordinance concerning overnight sleeping in cars has been overturned.

2) Riverwalk-Michele Addington

Met March 28th with Hines regarding Transportation including desire to implement 10 miles of walking trails and 5 miles of bike trail. The developer has no intent to under-park the development and are reviewing design options to achieve that goal. Next meeting will be April 25 in the Library at 3:30pm.

3) MV Stadium Redevelopment-Kaye Durant

City and SDSU negotiating, but behind closed doors, so no new developments to report. SDSU intends to form two committees, one regarding the River Park and the other as a general public advisory committee. There is also to be an update to the City Council regarding the negotiations.

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.

Last meeting was on dissolved oxygen project and also took up comment letter to City re: MVCPU and lack of analysis on impacts associated with river.

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

CPU took up the mixed use ordinance and approved same 15-8.

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

K. Adjournment: Meeting was adjourned at 1:17 P.M. Next Regular Meeting Date – May 1, 2019 -12 noon at the Mission Valley Library, Community Room.

Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEET FOR APRIL 3, 2019 MEETING

GUEST SIGN-IN

Meeting Date April 3 2019

We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	JIM BLAZIK	
2	RICHARD LEOPONS	RIVERWALK
3	Raul Campillo	
4	ROBERT SHANDER	MV RESIDENT
5	KEN GOTHELF	LAND OWNER
6	Karen Ruggeli	citizen
7	Jachel Briggs	SDSU
8	Anthony Hackett	resident
9	Cindy Moore	Suma Mesa
10	BILL KRANTZ	5895 FRIARS ROAD #5310 92110
11	ROB HUTSON	SDRPF
12	Karen Lilly	SDPL
13	Kathy Appert	CCDFD
14	Peter Shover	Hines
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