

MINUTES OF THE REGULAR MEETING MISSION VALLEY PLANNING GROUP

May 3, 2023

Mission Valley Library 2123 Fenton Parkway

Members Present for Quorum:

Michele Addington, Ken Callaway, David Doyle, Rachel Erwin, Elizabeth Leventhal, Phil Ouellette, Keith Pittsford, Mark Radelow, Colton Speas, Joseph Tinglof, Josh Weiselberg.

Additional Members Present (arrival time noted in the body of the minutes):

Steve Abbo, Derek Hulse, Andrew Michajlenko, Pete Shearer, Ryley Webb.

Members Absent:

Kaye Durant, Johnathan Frankel, Cory Hazlewood, Kathy McSherry, Darshan Patel, Narayanan Perumal, Michael Sherman.

City / Government Staff:

Malik Thornton (Councilmember Whitburn's Office), Jacob Randles (San Diego City Engineering & Capital Projects Department), Matt Lovi (San Diego City Engineering & Capital Projects Department), Rachael Gregg (SDSU), Willow Lance (Congresswoman Jacobs' Office), Miles Noel (Councilmember Campillo's Office), Kohta Zaiser (Office of the Mayor), Officer Salvador Laurel Torres (San Diego Police Dept.)

Guests: See sign-in sheet

ITEM #1. Opening

a. Call to Order

Michele Addington called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:04 pm

Quorum Verified:

- 11 members in attendance

b. Opening Remarks/Introductions/Report of the Chair

Looking for a Membership Chair.

Housing Commission looking at purchasing 2 hotels in Mission Valley (see supplemental 100-ESA slide presentation)

- Is considering adding discussion on this topic to our next meeting agenda

ITEM #2. Approval of April 5, 2023, Meeting Minutes

Motion to approve the minutes of the **April 5, 2023**, Regular Meeting was made by **Mark Radelow**, seconded by **Colton Speas**, and approved 9 / 0 with 2 abstentions.

For: Addington, Callaway, Doyle, Leventhal, Ouellette, Radelow, Speas, Tinglof, Weiselberg

Against: none

Abstain: Erwin and Pittsford

Members Pete Shearer, Andrew Michajlenko, and Ryley Webb arrived during the following Agenda item.

ITEM #3. **Non-Agenda Public Comment** (within the jurisdiction of the MVPG, but not on the agenda)

Officer Salvador Laurel Torres (San Diego Police Dept.) – Eastern Division Community Relations Officer – offered the following:

- Reviewed crime stats in the area – 200 in the month of April (on average 3-4 officers on patrol in this district) – only able to speak to crimes “reported.”
 - Vandalism and residential burglaries are up.
 - 40% involved aggravated assault or theft.
- No additional information on the 2 cameras in Mission Valley – these are not currently being monitored (a warrant required to review any camera chip)

Malik Thornton (Councilman Whitburn’s Office) – provided the following update:

- Unauthorized camping ordinance did pass and is coming to council in the next month
- Community Clean up tour in progress -Mission Valley schedule for Aug 5th
- Budget hearing going on – office hosting a (virtual) Town Hall on May 11th at 5:30 pm

Kohta Zaiser (Office of the Mayor) – provided the following update:

- In the Legislative process – dept presentation thru the 9th
- Night meetings available for public comment
- 2nd draft of proposal on May 18 with adoption hearing on June 12
- Project Home Key – 3rd rounds of applications (2 possible Mission Valley locations)

Becky Rapp – a community member spoke regarding concerns around the city’s Marijuana ordinance.

- Changes to Municipal code would result in a 100% increase in pot shops.
- Concerned about budget requests to implement additions.

Willow Lance (Congresswoman Jacobs’ Office) – provided the following update:

- Drug Shortage Prevention Act introduced by Congresswoman – 6 consecutive weeks of increased product demand must be reported to FDA to address any potential drug shortage.
- State Department informed increase in Passport applications – apply soon – target 13 weeks.

ITEM #4. **Membership Committee** – Michele Addington

Michele Addington reported:

- Thanks to David Doyle for volunteering.

ITEM #5. **Treasurer’s Report** – Ryley Web

Ryley Web reported:

- Current balance of \$1,344.16 - remains unchanged.
- First Republic Bank has been acquired by Chase.

Member Steve Abbo arrived during the following Agenda item.

ACTION ITEMS

ITEM #6. **APN 438-011-43 Parcel 13628**

Description: Easement Vacation being conducted as part of project close-out activities on the completed Capital Improvement Program (CIP) Friars and SR-163 Intersection Construction project. The easement vacation proposes no development activities, would result in no impacts to transportation, and is consistent with current land use and zoning regulations.

Jacob Randles and **Matt Lovi** - **San Diego City Engineering & Capital Projects Department** delivered a prepared presentation.

Now in Maintenance / monitoring aspect of the plan and want to move forward with returning the easement to close out the project.

Q: Will there any impact on traffic **A:** No impact

Motion to support the Easement Vacation as presented was made by **Elizabeth Leventhal**, seconded by **Ken Callaway**, and approved unanimously (15 / 0).

For: Abbo, Addington, Callaway, Doyle, Erwin, Hulse, Leventhal, Michajlenko, Ouellette, Pittsford, Radelow, Speas, Tinglof, Webb, Weiselberg

Against: none

Abstain: none

ITEM #7. **PRj 1080177**

Description: 7850 Mission Center Court (0.66-acre parcel) Amendment to CUP No. 1911475 to expand an existing Cannabis Outlet from 2,351-sf to 7,088-sf within a 14,751-square-foot two story commercial building located at 7850 Mission Center Court. The 0.66-acre site is in the EMX- 2 Base Zone (Employment Mixed Use-2), the Airport Influence Area (San Diego International Airport (SDIA) - Review Area 2 and Montgomery Field), the Airport Land Use Compatibility Overlay Zone (SDIA and Montgomery Field), the FAA Part 77 Noticing Area (SDIA and Montgomery Field), and the Transit Priority Area within the Mission Valley Community Plan area and Council District 7.

• **Process 2** – Conditional Use Permit (CUP) amendment to expand an existing, operating Cannabis Outlet per San Diego Municipal Code (SDMC) 141.0504(n).

Member Steve Abbo recused himself from participation in this agenda item.

Abhay Schweitzer – **Principal, Techne Design** delivered a prepared presentation on the topic: Focused on changes in the proposal.

- Motorcycle, EV spaces with chargers, onsite bike repair and charging stations, bike parking spaces.

Impact associated with the MV Community Plan

- Convenient bike parking, changes within the transit priority location, EV priority parking & charging

Review status with city

- Currently under review / final stretch

Requesting our support for recommending approval

Q: CUP is your priority – how did you determine there is no impact to public safety? **A:** All the standard of CA building code when applied to the project.

Q: Is there a record of how many expansions there have been? **A:** Knows of 1 that has come

before this group in the past

Q: Is CUP a discretionary process? **A:** Renewals and expansions are the same thing – they would have to come before review.

Q: What % of operation is front / back office and is the % the same in the expansion plan? **A:** Small back-office spaces planned in original design is inadequate. All expansion would be back office (no retail space increase).

Q: What is the limit on # of dispensaries? **A:** This licensed facility is only seeking expansion and does not impact the limits.

Q: Back house will increase. What kind of retail increase expectations will support this? **A:** don't know the answer to this.

Comment: Under conditional use permit the expansion could result in expanded retail space.

Response: The City has an expansional use review of design for consistency with a plan and inspections are already being done by city / agency enforcement already in place.

Q: How was this approved under current zoning (employment zone for residential) for this location? **A:** This project was approved under earlier zoning and grandfathered in.

Motion to deny support of the Amendment as presented due to inconsistencies with current zoning was made by **Elizabeth Leventhal**, seconded by **Andrew Michajlenko**, and failed 3 / 10 with 1 abstention.

For: Leventhal, Michajlenko, and Pittsford

Against: Addington, Doyle, Erwin, Hulse, Ouellette, Radelow, Speas, Tinglof, Webb, and Weiselberg

Abstain: Callaway

Motion to support the Amendment as presented with the condition that the proposed expansion is for back-office use only was made by **Derek Hulse**, seconded by **Mark Radelow**, and approved 10 / 3 with 1 abstention.

For: Addington, Doyle, Erwin, Hulse, Ouellette, Radelow, Speas, Tinglof, Webb, and Weiselberg

Against: Leventhal, Michajlenko, and Pittsford

Abstain: Callaway

Member Derek Hulse left the meeting.

ITEM #8. **Annual Report**

Description: Review and approval of the 2022 Annual Report of the Mission Valley Planning Group.

Michele Addington invited questions or comments.

Motion to approve the 2022 Annual Report as presented was made by **Keith Pittsford**, seconded by **Ryley Webb**, and approved 12 / 0 with 2 abstentions.

For: Abbo, Addington, Callaway, Doyle, Erwin, Leventhal, Ouellette, Pittsford, Radelow, Speas, Webb, and Weiselberg

Against: none

Abstain: Michajlenko and Tinglof

Member Ryley Webb left the meeting.

INFORMATION ITEMS

ITEM #9. **Lisa Halverstadt, Sr. Investigative Reporter, Voice of San Diego**

Description: Update on expected late April City Council action on a proposed homelessness-related ordinance that could bar folks from setting up camp along the San Diego River, near shelters, schools, etc.

Lisa Halverstadt spoke on the topic of homelessness.

- Discussed homelessness and associated issues.
- Shared information about Voice of San Diego.

Homelessness is the worse now than it's ever been

- Concerns with drug use, mental health issues, lack of hope / disillusion for seeking help
- City and county are throwing unprecedented \$ to ramp up shelters but housing production has not kept up
- Average (over time) of 13 new homeless for every 10 individuals housed
- Addition of more beds with no add'l housing – only 11% of individuals exiting shelters were housed – “to make shelters a solution you need to have a housing solution for them when they exit”

Proposed Ordinance by Councilmember Steven Whitburn and Mayor Todd Gloria would limit camping in described areas

- There are discussions in City Council to potentially expand Ordinance to all parks
- Gap in available beds and homeless counts – proposal includes recommendations for locations available to individuals.
- Staffing shortage in Police department raise questions on band with of city police to support this
 - Inconsistent enforcement currently happening on taking tents down
 - How enforcement is being conducted will be an issue to follow
- Safety and design (toilets, bottom bunks etc.) of Homeless support areas (safe campgrounds / shelters) are important.
 - 2/3rd of the time shelter beds are not available

Most visible members of the unhoused community are likely the most vulnerable.

Point in time homeless count 8,400+ county wide / 27,900+ clients access homeless services

Each person is an individual with an individual story

Q: Does the Point in time count include the county? **A:** Yes

Q: How would the proposal address food needs in safe camping areas? **A:** Understands there are some accommodations for food but concerned that this is quality.

Q: Mayor's office notes current illegality of camping? **A:** 2 ordinances currently being using – blocking sidewalk and illegal lodging – these are not specifically written to address homelessness. The goal is try and write something more specific.

Q: Are children being prioritized? **A:** There are family shelters but there could be more. Need for Families only zones but the city has not fully wrapped the mind around this. Families “don't

want to be found”.

Q: Does the Mayor’s office use an advisory group? **A:** Mayor’s office has a Homelessness Strategy Committee and are talking to a lot of different stakeholders. The research “bench” is still growing.

ITEM #10. Reports:

Subcommittee Reports

a. **Design Advisory Board** – Andrew Michajlenko

Andrew Michajlenko reported:

- No DAP last month – nothing to report

Ad Hoc Committee Reports

b. **Public Health, Safety and Welfare** – Elizabeth Leventhal

Elizabeth Leventhal reported:

- Thanks to Lisa for coming in

c. **Mission Valley Stadium Redevelopment** – Kaye Durant

Rachael Gregg (SDSU) on behalf of **Kaye Durant** reported:

- Notice of preparation for the Fenton Bridge going out soon

d. **Subcommittee on CP 600-24** – Michele Addington

Michele Addington reported:

- Training has been pushed back to May (not ready)

Community Reports

e. **Community Planning Chairs (CPC) Meeting** – Michele Addington

Michele Addington reported:

- Met last Thursday
- They are asking the city NOT to move forward with SD10

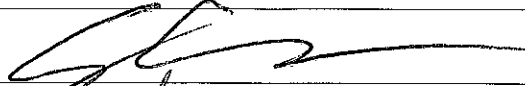
ITEM #11. Adjournment

Meeting was adjourned at 1:31 pm

Next Regular Meeting Date – **Wednesday, June 7, 2023**, at 12PM at the Mission Valley Library.

MVPG MEMBERS SIGN-IN

Meeting Date May 3, 2023

Abbo, Steve	
Addington, Michele	Michele Addington
Callaway, Ken	Ken Callaway
Doyle, David	D. Doyle
Durant, Kaye	
Erwin, Rachel	Rachel Erwin
Frankel, Jonathan	
Hazlewood, Cory	
Hulse, Derek	
Leventhal, Elizabeth	Elizabeth Leventhal
McSherry, Kathy	
Michajlenko, Andrew	
Ouellette, Philip	Phil Ouellette
Patel, Darshan	
Perumal, Narayanan	
Pittsford, Keith	Keith Pittsford
Radelow, Mark	Mark Radelow
Shearer, Pete	
Sherman, Michael	
Speas, Colton	Colton Speas
Tinglof, Joseph	Joe Tinglof
Webb, Ryley	Ryley Webb
Weiselberg, Josh	Josh Weiselberg

GOV'T STAFF SIGN-IN

Meeting Date May 3, 2023

	Print Name	Print Affiliation
1	Malik Thornton	CD 3
2	JACOB RANDELES	COSD
3	Math Lovi	COSD
4	Dachul Trigg	SDSU
5	ALFRED SHERMAN	
6	Willow Lance	Rep Sam Jacobs
7	Miles Noel	CD 7 Campillo
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GUEST SIGN-IN

Meeting Date May 3, 2023

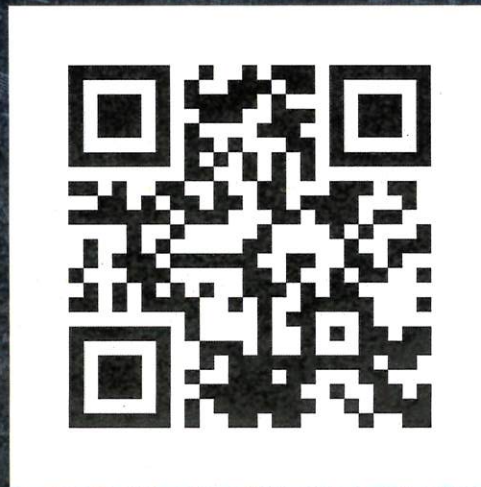
	Print Name	Print Affiliation
1	Brenda Blake	F U M C, S D
2	Alicia Schmitzer	AGENT ITEM
3	Lisa HANWERTACH	VOICE OF SAN DIEGO
4	ALAN GRANT	ALSA Co. LLC.
5	Kohta Zaizer	Mayor's Office
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We have open board positions—please let us know if you wish to volunteer.

DISTRICT 3 BUDGET TOWNHALL

WITH THE OFFICE OF THE INDEPENDENT BUDGET ANALYST

MAY 11th 5:30-6:30 PM



STEPHEN 
WHITBURN

CITY OF SAN DIEGO COUNCILMEMBER ★ DISTRICT 3

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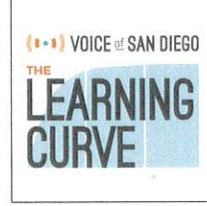
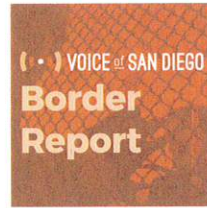
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Lisa Halverstadt
STAFF WRITER
lisa@vosd.org
[@lisahalverstadt](https://twitter.com/lisahalverstadt)

Mobile: 619.786.2798 | Direct: 619.325.0528
110 West A Street, Suite 650, San Diego, CA 92101

ABHAY SCHWEITZER
Assoc. AIA - Principal

abhay@techne-us.com
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com
o 619-940-5814 m 313-595-5814