

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

March 2, 2022

Mission Valley Library 2123 Fenton Parkway

Members Present:

Michele Addington, Cameron Bucher, Ken Callaway, Kaye Durant, Marissa Feliciano, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Philip Ouellette, Keith Pittsford, Michael Sherman, Colton Speas, Ryley Webb, and Josh Weiselberg.

Members Absent: Steve Abbo, Rachel Erwin, Matthew Guillory, Andrew Michajlenko, Darshan Patel, Marco Sessa, and Pete Shearer.

City/Government Staff: Anthony Hacket (Councilmember Campillo's Office) and Moana (Assembly-member Weber's Office)

Guests:

A. CALL TO ORDER

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

Verify Quorum: 13 members were present, constituting a quorum. Colton Speas joined at item C and Michael Sherman and Marissa Feliciano joined at Item E.

B. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting and noted we appear to be headed back to in-person meetings again.

C. APPROVAL OF MINUTES

Alan Grant moved to approve the minutes of the February 2, 2022 regular meeting; Keith Pittsford seconded the motion. Minutes were approved 12-0-2 with Michele Addington, Cameron Bucher, Ken Callaway, Marissa Feliciano, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Philip Ouellette, Ryley Webb, and Josh Weiselberg voting yes, no one voting no, and Kaye Durant and Colton Speas abstaining.

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

- Becky Rapp expressed concerns about impending modifications to cannabis ordinances. Including distances to sensitive uses and reduction in taxes for cannabis businesses.
- Alan Grant thanked the Board for the experience of serving on the Board and appreciated all of the participation and input from the Board.

E. Membership Committee – Michele Addington

1. Open positions on the MVPG Board – Following the March election there remains one vacancy and the MVPG has one application from a candidate in the category with a vacancy and an election in April is anticipated.

F. Treasurer’s Report – Elizabeth Leventhal

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

G. Information Items

None.

H. Action Items

1. Election of Board Members of the Mission Valley Planning Group

Description: Election of board members for four-year terms expiring March 2026. Twelve (12) vacancies are subject to election. All qualified members of the public are able to participate in the election.

Jonathan Frankel acknowledged the efforts of Michele Addington in managing the election process. Michele Addington, Marissa Felciano and Cory Hazelwood all gave candidate statements.

The election was held by secret ballot with all eleven (11) candidates appearing on the ballot being elected to the MVPG (as announced at the end of the meeting). All eleven elected candidates will be seated at the April, 2022 meeting of the MVPG.

2. *ARJ Spirits (Cork & Barrel) Conditional Use Permit (Project #697944)*

Description: Application for a process three conditional use permit for off-site alcohol sales (type 21 ABC License) at 7995 Civita Blvd., Suite #7 within “The Row” at Civita.

Applicant provided an overview of the proposed site at Civita Blvd., and Russel Parkway. Site is located in Creekside District and is zoned CC3-5 zone which permits alcoholic beverage outlets with conditions. Applicant indicated at time of application 2 existing licenses were permitted in this census tract and this application would be for a third, but because the City made findings bases on crime statistics, the City would permit the project notwithstanding *the existing of two licenses in the census tract already which the ordinance provides is the maximum. Store front space is 1904 square feet and would provide sales of alcohol for off-site consumption only.*

Questions were asked about proximity of this store to the Civita School. Questions and concerns were raised about proximity to school and Civita Park. Questions and concerns were raised about signs and them attracting kids to the area or possibly influencing children. Comments were offered about the positives and benefits of the project to the

community. Questions were asked about consumption of alcohol in Civita Park. The Civita Park manager was in the audience and indicated consumption of alcohol in the park is permissible provided no glass bottles are brought on site. Comments and questions about proximity to the school and civita park and the proposed signage were asked. It was also indicated by Applicant that one of the existing licenses in this census tract has been revoked and Applicant would be the second license in the census tract if approved. Further discussion continued, including a question about whether the community association has weighed in on the project and whether the school had been contacted or weighed in on the project.

Cameron Bucher **motioned to ask applicant to provide additional exhibits indicating the proximity of the project to the school and the Civita Park, provide some confirmation concerning the number of licenses of this type in this census tract and to present on the type of signage that may be used in the public-facing areas of the storefront;** Elizabeth Leventhal **seconded the motion. The motion was approved 9-5-2 with** Cameron Bucher, Kaye Durant, Marissa Feliciano, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Michael Sherman and Ryley Webb **voting yes,** Michele Addington, Ken Callaway, Philip Ouellette, Colton Speas and Josh Weiselberg **voting no,** and Alan Grant (Civita affiliation) and Jonathan Frankel (his firm represented applicant) both recused.

3. *Potential Action Regarding Proposed Amendments to City Council Policy 600-24 related to Community Planning Groups*

Description: Discussion of updated proposed amendments to Council Policy 600-24 to create a process for recognizing independent community planning groups and to establish minimum operational requirements for officially recognized CPG's in the City of San Diego.

Michele Addington provided overview of the updates, including: No requirement to have a bank account; may utilize outside financial support; Indemnity will continue if the Brown Act is followed; Records can be maintained offsite; will have to publish our own agendas and maintain our own site or communication mediums. Discussion was had on web hosting ideas and mechanics. Offer from local land owner involved in FSDRIP to publish agendas on their site. A question was asked about possible financial support from Councilmember Campillo's office and/or Supervisor Fletcher's office. The matter was tabled and no action was taken.

I. 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

No meeting scheduled at this time.

b. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

The Point in Time Count was held last week and results are expected in April. Regional Task Force on Homelessness has a new policy person who desires to appear before the MVPG at a later meeting to present.

2) MV Stadium Redevelopment - Kaye Durant

Progress continues. Rachel Gregg may be appearing before the MVPG soon with additional progress updates.

1. Community Reports

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

Discussed during H3.

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

Anthony Hacket provided an update on work concerning homeless encampments in east and central parts of Mission Valley, an update on the asphalt patch work at Escala and the results of a traffic study conducted in Civita and the resulting improvements proposed to be made.

Moana from Assemblymember Weber's office made introduction and gave an overview of the member, priorities and upcoming events.

J. Adjournment: Meeting was adjourned at 1:09 P.M. Next Regular Meeting Date – April 6, 2022, at noon at the Mission Valley Library.

Cameron Bucher, Secretary

MVPG MEMBERS SIGN-IN Meeting Date MARCH 2 2022

1	Abbo, Steve	
2	Addington, Michele	Michele Addington
3	Bucher, Cameron	_____
4	Ken Callaway	Ken Callaway
5	Durant, Kaye	Kaye Durant
6	Erwin, Rachel	
7	Feliciano, Marissa	Marissa Feliciano
8	Frankel, Jonathan	JF
9	Grant, Alan	A
10	Guillory, Matthew	M
11	Hulse, Derek	
12	Leventhal, Elizabeth	EL
13	McSherry, Kathy	Kathy McSherry
14	Michajlenko, Andrew	
15	Ouellette, Philip	Philip Ouellette
16	Patel, Darshan	
17	Pittsford, Keith	Keith
18	Sessa, Marco	
19	Shearer, Pete	
20	Sherman, Michael	Michael Sherman
21	Colton Speas	_____
22	Webb, Ryley	Ryley
23	Weiselberg, Josh	Josh
24		

GUEST SIGN-IN

Meeting Date March 2 2022

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

	Print Name	Print Affiliation
1	Moana Ato	Asm. West 79th Dist. Field Rep
2	Carol Kelley	local resident
3	Anthony Hackett	District 7 Rep.
4	DAVID NORVELL	Civita General Mgr/HOUSEWR
5	Matthew Warren	Southwest Strategies
6	Karen Reilly	San Diego Public Library
7	JANETTE TEMPLE	ATLANTIS GROUP
8	KIMBERLY KANTAU	ATLANTIS GROUP
9	MARY TOSCANO	SUNBELT INVESTMENT HLDS, INC.
10	NARAYANAN PERUMAL	HOME OWNER / AVELLA
11	Com Harlow D C	C&S Companies
12	Julia Kuhlman	resident
13	David Doyle	Westfield
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		