

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

December 04, 2013

MEMBERS PRESENT

Marla Bell
Deborah Bossmeyer
John Carson
Gina Cord
Bob Cummings
Monica Davis
Perry Dealy
Robert Doherty
Randall Dolph
Alan Grant
Elizabeth Leventhal
John Nugent
Doris Payne-Camp
Brittany Ruggels
Karen Ruggels
Dottie Surdi
Josh Weiselberg

MEMBERS ABSENT

Jason Broad
Paul Brown
John LaRaia
Alex Plishner
Marco Sessa

GUESTS

Jake Bragen
Ed Clancy
Stephanie Fagan
Irwin Galter
Rita Galter
Rick Garbai
Richard Gijon
Rob Hutsel
Stephen Jones
Kathleen Lippert
Jeremy Ogul
Colin Parent
Rashir Patel
Mary Dell Worthington

FEDERAL REP'S STAFF

Jonathan Hardy

CITY STAFF

Kimberly Ricci
Adam McElroy

COUNTY STAFF

ASSEMBLY STAFF

Katelyn Hailey

President Dottie Surdi 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.

A. CALL TO ORDER

Verify Quorum 17 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE – Elizabeth Leventhal led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/ AGENDA CHANGE

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

Guests introduced themselves.

D. APPROVAL OF MINUTES

Gina Cord moved to approve the minutes of the November 06, 2013 regular meeting. Perry Dealy seconded the motion. Minutes were approved 14 – 0 –4 , with Monica Davis Doris Payne-Camp, Brittany Ruggels, Karen Ruggels abstaining.

E. PUBLIC INPUT – NON-AGENDA ITEMS

No items were presented.

F. MEMBERSHIP BUSINESS – John Nugent

John Nugent reminded the Board that the next MVPG meeting date would be January 01, 2014 and recommended moving the meeting to the 2nd Wednesday of January, January 08, 2014.

Randall Dolph moved to change the date of the January 2014 meeting to January 08, 2014. Josh Weiselberg seconded the motion. The meeting date change was approved 17– 0 –0.

John reviewed the materials regarding the MVPG annual meeting and election on March 05, 2014 that were emailed to the MVPG members and printed on page 5 of the November 15, 2013 issue of the Mission Valley News.

In summary the materials included:

1. MVPG Notice of March election
2. 2014 Candidate Report
 - Current members whose terms are expiring and are eligible for re-election
 - Gina Cord-Property Taxpayer
 - Marco Sessa-Property Taxpayer
 - Deborah Bossmeyer-Local Businessperson
 - Robert Doherty-Local Businessperson
 - Marla Bell-Resident
 - Dottie Surdi-Resident
 - Bob Cummings-Property Owner
 - Alan Grant--Property Owner
 - Alex Plishner--Property Owner

Current members whose terms are expiring and have served 8 years; may be eligible to serve again based on number of candidates recruited and elected by higher % of membership vote.

-Paul Brown-Property Taxpayer
-Randall Dolph-Resident

We are specifically recruiting candidates for openings in the categories of Property Taxpayer, Local Businessperson and Resident.

The election notice and materials were distributed now so that any new potential candidates could be recruited and qualified, namely attending two meetings in the twelve months prior to March 2014, prior to the March 2014 annual meeting and election.

G. TREASURER'S REPORT

Bob Doherty reported a balance of \$1,414.43.

H. PUBLIC SAFETY REPORTS

1. Police Department – Officer Adam McElroy

Officer McElroy reported that arrests have been made on the commercial burglaries reported at the November meeting.

Officer McElroy provided some safety tips to observe during holiday shopping.

2. Fire Department – No report.

I. GOVERNMENTAL STAFF REPORTS

1. Mayor's Office

Kimberly Ricci distributed the latest newsletter and encouraged members to attend December nights at Balboa Park. Kimberly reminded members that the State of the City address will be on January 15, 2014.

2. State Representatives

a. Senate Member's Office – Sen. Marty Block from the 39th Senate District
Katelyn Hailey reported that the office is preparing for the January session and encouraged members to contact the office if they need any issues addressed.

b. Assembly Member's Office – Shirley Weber from the 79th Assembly District
George Gastil was not present. No report.

3. Federal Representatives

a. Congresswoman Susan Davis' Office --

Jonathan Hardy distributed the December 2013 "Davis Dispatch" and reviewed her activities as Congress winds down the session. He reported that Congresswoman Davis co-sponsored a bill on the appropriate counting of military ballots. The newsletter and website contain a survey that all members were encouraged to complete.

There was a question regarding the timing of the construction of the US side of the cross-border terminal that will let travelers cross from the Tijuana airport directly into San Diego. The project will include a bridge of more than 500 feet spanning from the airport and across the border fence to a new customs station soon to be built on the San Diego side in an empty field in Otay Mesa. It will allow only ticketed airline passengers who pay a fee to cross the bridge in either direction.

The reply was that the cross-border terminal is slated to be operational by the end of 2014.

b. Congressman Scott Peters' Office – Sarah Czarrecki was not present. No report.

J. NEW BUSINESS

1. Policy Director for the San Diego Housing Commission Colin Parent (Information Item)

Colin Parent presented an overview on affordable housing including who may qualify for assistance and discussed ways to make housing affordable.

Complete Information can be found at the following link:

http://www.sdhc.org/uploadedFiles/Resources/Affordable%20Housing%20Resources_FINAL_10.14.13.pdf

There was a question as to whether the San Diego Housing Commission still has a program for help with homeownership. Colin affirmed that the project still is functioning. More information can be found at:

<http://www.sdhc.org/Resources.aspx?id=3402>

There was a question regarding programs and services for the homeless.

More information can be found at:

<http://www.sdhc.org/Homeless-Solutions/>

2. DecoBike San Diego-Ed Clancy

Ed Clancy presented an update on DecoBike San Diego, although a name change for the program will be announced in early 2014. The program will provide short term rental bikes throughout the San Diego area.

It is estimated that the program will start in March/April 2014 with a start date in Mission Valley projected to be June/July 2014.

Eventually the program is slated to have 180 station locations and 1,800 custom bikes.

Further information can be found at:

<http://www.decobikesandiego.com/>

3. San Diego River Park Foundation- Rob Hutsel

Rob Hutsel provided an update on The San Diego River Park Foundation with a focus on creating connections in the Mission Valley to the San Diego River, highlighting:

- The mission of the Foundation: To “Preserve and enhance the San Diego River, its watershed, and its natural, cultural, and recreational resources.”
- The proposed bike/pedestrian bridge across the San Diego River from Sefton Field to Friars Rd.
- The transfer of the former Caltrans Building on Taylor Street to State Parks to become part of Old Town State Historical Park
- The progress on the missing segment of the River Trail on the north side of the river under SR163-between Fashion Valley Mall and Hazard Center
- The San Diego River Discovery Center at Grant Park, a 17-acre site in the heart of Mission Valley. located at the northeast corner of Qualcomm Way and Camino del Rio North.
- Grant Park, an eco-park, an education center and a community destination with completion date of September 2015.
- Progress/plans for the trail adjacent to the river at Qualcomm Stadium
- Progress/plans for the trail adjacent to the River at the Fenton Parkway Shopping Center
- The adoption of San Diego River Coalition Annual Plan which identifies high priority projects to complete the River Trail system, enhance the health of the River and advance key projects to implement the vision of a river-long park system.

Rob also discussed the continuing efforts to clean up the river and create access.

There was a discussion regarding the isolation/safety of the river trail along the section of the trail between Ocean Beach and Sefton Field, especially the part of the trail from I-5 to Morena Blvd.

Further information can be found at: <http://www.sandiegoriver.org/index.html>

4. Residence Inn, Mission Valley-Site Development Permit (Project #322365)-Steven Jones -Action Item

Stephen Jones provided an overview of the project and introduced Rashik Patel. The project is located at 445 Camino del Rio South. The project proposes the demolition of an existing restaurant building (formerly El Torito) and construction of a new 118-guestroom, 5-story hotel with underground parking on a 1.41 acre site

After the overview presentation, Randy Dolph distributed the Design Advisory Board meeting minutes of December 2, 2013 DAB which reviewed the project.

The meeting minutes are copied below:

The meeting was called to order at 3:40 P.M. in the Mission Valley Library. Members present were: Paul Brown, Steve Kiss, Dottie Surdi, and Randy Dolph. Applicant representatives included Rashik Patel (T2 Development) and Stephen Jones (Jones Ballard Architects).

Marriott Residence Inn Mission Valley – Action Item

Stephen Jones and Rashik Patel were in attendance to represent the project seen last month. The project is located at 445 Camino del Rio South. The project proposes the demolition of an existing restaurant building (formerly El Torito) and construction of a new 118-guestroom, 5-story hotel with underground parking on a 1.41 acre site.

Components of the presentation included:

- Per Patel, the traffic report for the project proposes 999 ADTs, when 996 are allowed. Based upon the last City meeting, Patel noted that the City will not be seeking any traffic mitigation measures as a result of the 3 ADT difference.
- Jones presented a new colored rendering and new black-and-white line elevations that were keyed to the material board.
- Jones also provided a section of the retaining wall toward the north end of the site.
- Patel stated that no height variance was required for the building.

Questions, comments, and discussion from the board included:

- The metal shade trellises that were proposed near the north retaining wall were described to be at 32 feet on center, and intended to shade and reduce the heat gain of the parking area
 - o Concerns were raised that plant material would not grow on steel trellises due to the heat gain of the steel. Jones commented that a green screen would be applied on the steel trellises to foster the growth of the plant material. Concerns were also raised about maintenance. However, Jones and Patel both noted that the City will accept the steel trellis without any plant material as an acceptable shading component.
 - o No updated site plan was provided to confirm the spacing of the trellises in plain view. From the previous presentation booklet, Jones illustrated the spacing of the trellises.
 - o The group discussed the retaining wall façade, including the applicant's commitment to include the articulated rectangular squares indicated in the rendering.
- Although the new black and white line drawings of the elevations were keyed to the material board, the new rendering was not keyed or labeled for any material designations. The DAB recommended the applicant update the rendering with the material designations for the upcoming planning group meeting. The DAB also recommended that the applicant remove the "Preliminary Concept" from the rendering if this was the final scheme to be included in the entitlement drawings.

A motion to approve the project was initiated by Steve Kiss, with conditions that the applicant fulfill all of the City's cycle comments and that the rendering will be updated to indicate the materials on the sample board. Paul Brown seconded the motion. There was no subsequent discussion. The motion was approved 4-0-0.

The meeting was adjourned at 4:30 P.M., with the next meeting tentatively scheduled for Monday, January 6, 2013.

After some questions/discussions of the project including parking, landscaping and the need for an environmental study,

Doris Payne-Camp recommended approval with following conditions:

- **Applicant fulfill all outstanding City cycle comments**
- **Project is determined to be exempt from environmental review**
- **Applicant include rendering and materials proposed for project in the recorded discretionary documents**

Perry Dealy seconded the motion. The motion was approved 13 – 0 –1 with Karen Ruggels abstaining.

K. OLD BUSINESS

1. City Planning Update

Brian Schoenfisch was not present- no report.

2. Council Office-District 7- Councilmember Scott Sherman

Lx Fangonilo was not present- no report

3. Mission Valley Survey- John Carson

John Carson thanked members who had completed the sample survey and encouraged others to review and complete the survey.

There was a discussion regarding the scope and role of MVPG as opposed to Mission Valley Community Council as per the MVPG Bylaws.

John Carson indicated that he would do further research on the By-laws and will address the issue at the January meeting.

The draft survey can be located at:

https://www.surveymonkey.com/s.aspx?sm=3R7kymUfsKd5swRyyXA2EA_3d_3d

4. Subcommittee Reports

a. Design Advisory Board

The minutes from the December 2, 2013 DAB meeting are included in the Marriott Residence Inn Mission Valley – Action Item section of these minutes.

Randall Dolph reported that there may be an opening on the Design Advisory Board and asked all members to consider being a member of the DAB.

b. Stadium Committee

Randall Dolph- No report

c. San Diego River Coalition

Alan Grant reported that at the November meeting the 2014 work plan was approved. There will not be a meeting in December. The next meeting is scheduled for January 17, 2014.

- d. Community Planners Committee (CPC)
Dottie Surdi reported that she had not attended the November meeting and will distribute the latest minutes when available
- e. Parks Subcommittee
Jason Broad was not present-No report
- f. Uptown Regional Bike Corridor Advisory Group
Brittany Ruggels -No report.
- g. Public Health, Safety and Welfare
Elizabeth Leventhal –No report

4. Miscellaneous Mail

No Mail.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 2:11 p.m. The next meeting will be on Wednesday, January 08, 2014 at 12:00 p.m. at the Mission Valley Library, Community Room.

John Nugent, Secretary