

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

**November 06, 2013**

MEMBERS PRESENT

Marla Bell  
Deborah Bossmeyer  
Jason Broad  
Paul Brown  
John Carson  
Gina Cord  
Bob Cummings  
Perry Dealy  
Robert Doherty  
Randall Dolph  
Alan Grant  
John LaRaia  
Elizabeth Leventhal  
John Nugent  
Alex Plishner  
Marco Sessa  
Dottie Surdi  
Josh Weiselberg

MEMBERS ABSENT

Monica Davis  
Doris Payne-Camp  
Brittany Ruggels  
Karen Ruggels

GUESTS

Stephanie Fagan  
Peter Hill  
Rob Hutsel  
Vince Meehan  
Jeremy Ogul

FEDERAL REP'S STAFF

Jonathan Hardy

CITY STAFF

Lx Fangonilo  
Bill Fulton  
Todd Gloria  
Adam McElroy  
Chris Morrow  
Kimberly Ricci  
Brian Schoenfisch

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 – 18 members were present, constituting a quorum.

**B. PLEDGE OF ALLEGIANCE** – Robert Doherty 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 September 04, 2013 regular meeting. Alan Grant seconded the motion. Minutes were approved 14 – 0 – 4, with Jason Broad, Bob Cummings, Perry Dealy, Alex Plishner, abstaining.**

**E. PUBLIC INPUT – NON-AGENDA ITEMS**

Josh Weiselberg thanked the MVPG members, Congresswoman Susan Davis's office and Councilmember Scott Sherman's office for their assistance in retaining the Mission Valley Post office. A notice was sent by San Diego Postmaster, Ken Snavely, that the Mission Valley Postal Station would not be closing but would be relocating to another location within the mall.

Alex Plishner, on behalf of Shea Homes, invited members to the grand opening of the newest community in the Civita project, Frame & Focus on November 16<sup>th</sup>.

**F. MEMBERSHIP BUSINESS** – John Nugent

John reported that there would be a discussion at the December meeting regarding the March 2014 membership election and meeting.

**G. TREASURER'S REPORT**

Bob Doherty reported a balance of \$1,414.43. There were questions regarding the use of the money. In the past the money was used to purchase an electronic amplification system, pay for the services of a recording secretary and place some ads to recruit members.

**H. PUBLIC SAFETY REPORTS**

**1. Police Department** – Officer Adam McElroy

Officer McElroy reported on the recent increase in after hour commercial burglaries, mainly eating establishments.

The police department has begun meeting with merchants regarding crime prevention tips for the holiday season.

2. Fire Department – No report.

## **I. GOVERNMENTAL STAFF REPORTS**

### **1. State Representatives**

a. Senate Member's Office – Sen. Marty Block from the 39<sup>th</sup> Senate District 1 Katelyn Hailey introduced herself and distributed Sen. Marty Block's November/December newsletter.

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

### **2. Federal Representatives**

#### **a. Congresswoman Susan Davis' Office --**

Jonathan Hardy distributed the November 2013 "Davis Dispatch" and reviewed her activities during the government shut down and "Neighborhood Day" at Grossmont College.

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

### **3. Mayor's Office**

Interim Mayor Todd Gloria introduced Kimberly Ricci (619-593-5641), representing his office and expressed his appreciation for the support he has received since assuming the role of interim Mayor. He projected that he would serve in the role until March of 2014. His priorities during this time is the restructuring of City Management and preparing for the January 2014 introduction of a proposed 120 million dollar infrastructure bond issue.

Interim Mayor Todd Gloria addressed the homelessness problem, and its impact in the Mission Valley, especially as the shelter tents close. Unfortunately the shelter tents, housing and providing services to approximately 300 individuals, are only funded through March 2014, and it is unlikely that additional funding will be found to keep them open during the spring and summer of 2014.

Interim Mayor Todd Gloria answered questions regarding:

- The future of Qualcomm Stadium
- Future funding of Homelessness services/ideas that are successful in Downtown San Diego
- Funding for Community Plans

## **J. NEW BUSINESS**

### **1. Planning, Neighborhoods & Economic Development Department– Bill Fulton (Information Item)**

Interim Mayor Todd Gloria introduced the Director of the New City Department of Planning, Neighborhoods & Economic Development Department, Bill Fulton.

Bill Fulton reviewed his background and discussed the scope of the new Department, stressing that it's structure is similar to that during the time of former planning director Bill Anderson.

Approximately 120 employees, most formally housed in the Development Services Department, have shifted to the new department.

The department will provide oversight of the city's 46 community plans, environmental analysis, historic preservation, species conservation, public facility planning, small business improvements and federal and state urban development grants.

The new department involves coordination with Civic San Diego, the city's nonprofit arm that oversees downtown, manages the wind down of redevelopment projects and arranges public-private investments in other neighborhoods.

The City Council also authorized an "urban design studio" to coordinate other city departments, developers and community groups to think about spaces between buildings and better architecture in the public and private realm and which will test innovative urban design ideas - like temporary "parklets" on parking spaces and interim uses on vacant public or private land.

Bill Fulton discussed the goal of finishing 8-10 unfinished community plans and discussed the length coast and time involved in completing an updated community plan. He discussed using some "focused plan updates" as a means to do smaller scope planning, citing the Grantville focused plan as an example. Additional information on the Grantville plan can be found at:

<http://www.sandiego.gov/planning/community/cpu/grantvillemasterplan/index.shtml>.

Bill Fulton discussed the need and opportunity for a complete community plan update to be completed for the San Diego Mission Valley, however the community plan update will not begin until funding has been appropriated for a complete plan update, estimated to take up to 2 years and cost over 2 million.

Bill Fulton discussed his goal that the CEQA (California Environmental Quality Act) process become clearer through updating policies on a regular basis with the goal that developers, applicants or neighbor's who are concerned with the CEQA process become more involved when an environmental review is required.

Bill Fulton responded to questions regarding:

- Traffic in Mission Valley and the need to incorporate Cal Trans, The San Diego Association of Governments (SANDAG) and the City of San Diego infrastructure projects in the Mission Valley Planning Process
- Transit Orientated Development (TOD), allowing for moderate or higher density development located within an easy walk of a major transit stop, generally with a mix of residential, employment and shopping opportunities designed for pedestrians without excluding the auto.
- Process for prioritizing community plan updates
- The need for a San Diego Park Master Plan which addresses development fees and distribution
- Possible future Public transportation links to the San Diego Mission Valley
- The importance of the San Diego river, and the River Park Master Plan as part of the Mission Valley Planning Process

## **2 & 3. Residence Inn, Mission Valley and Homewood Suites, Mission Valley**

Because the DAB did not take an action on these projects, and the applicant was not in attendance today, Randall Dolph requested that the Residence Inn and Homewood Suites agenda items be removed from the agenda.

**Randall Dolph moved to amend the agenda to remove the agenda items of the Residence Inn Mission Valley and Homewood Suites Mission Valley. Marco Sessa seconded the motion. Motion was approved 17 – 0 – 1, with Perry Dealy abstaining.**

## **4. Millennium Camino de Rio Project - Josh Vasbinder- Information Item**

Josh Vasbinder with the Dinerstein Companies updated the Millennium Camino de Rio Project. The Camino del Rio project site is located at 730 Camino del Rio North on the old Bob Baker automobile sales site. The proposed project involves demolition of the existing structure and surface parking and the constructing of a mixed-use, transit-oriented development consisting of residential, retail, and live/work units that wrap-around a parking structure.

Currently the project is projected to include:

- 291 Residential for-rent units, consisting of studios to 2-bedroom units in 4-5 story buildings.
- 18 Live/work units totaling approximately 9,000 square feet of work space.
- 4,000 square feet of retail commercial space.
- Parking is provided in a 5-story above-ground parking structure.

There were questions regarding the incorporation of public access/public space into the project.

There is a scoping meeting scheduled for December 4, 2013.

## **5. Mission Valley Community Survey-John Carson- Discussion/Information Item**

John Carson introduced a proposal to conduct ongoing Mission Valley community surveys using a tool like “survey monkey” in order to get more feedback from the Mission Valley Community. John provided an example, the “Del Cerro Resident Survey”

There were discussion/questions regarding:

- Scientific validity of survey
- Raising expectations of community members
- Scope and role of MVPG as opposed to Mission Valley Community Council
- Informing public of the surveys
- Screening participants for “stakeholders” in Mission Valley”
- Development of questions in such a manner as to not invoke a certain answer

**John Carson moved to start the survey process by having MVPG members submit to him up to 3 topics/questions for possible use on a survey by November 30, 2013, which will be summarized and reported on at the next meeting. Josh Weiselberg seconded the motion. Motion was approved 18 – 0-0.**

## K. OLD BUSINESS

### 1. City Planning Update

Brian Schoenfisch had no report.

### 2. Council Office-District 7- Councilmember Scott Sherman

Lx Fangonilo reported on the infrastructure workshop that was held and distributed the workshop questionnaire asking that MVPG members fill them out and return to him.

Lx discussed the Water Wise Workshop being held by Councilman Sherman on Wednesday December 18, 2013 at the Serra Mesa-Kearny Mesa Library.

### 3. Subcommittee Reports

#### a. Design Advisory Board

Randall Dolph distributed the minutes from November 4, 2013 DAB meeting and discussed the report. The report as distributed follows:

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Paul Brown, Steve Kiss, Jerry Shonkwiler, 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 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. Additional components of the presentation included:

- The project will be implementing sustainable design practices (minimum LEED silver) to comply with the City's sustainable expedite program.
- A shared parking agreement is in place with the existing adjacent neighbors.
- Parking is provided to achieve 85% of the room count via 37 spaces in a below-grade garage and 62 site parking spaces.
- The traffic generated by the new development will not exceed the existing traffic ADTs.
- A "cool" roof is proposed for the top of the structure, with a possible solar water heating system.
- The material pallet was presented, including acrylic stucco, faux stone, natural stone tile, hydrologic permeable concrete pavers, standing seam metal roof (possibly in copper), and "century wall" retaining wall system with trellises utilizing green screen components.
- No restaurant is proposed for the development. Rather, a great room is included where a continental breakfast may be served.

Questions, comments, and discussion from the board included:

- Concerns were raised that the pool is in an area that is shaded by the building. The applicant noted that other areas were explored. However, site limitations precluded locations elsewhere.
- A pair of retaining walls, 6' tall and 9' tall, are proposed toward the north end of the site. Options to reduce the 9' tall retaining wall were discussed.
- The building height is proposed to be 65' maximum above finished grade. Questions were raised if the building needed to be this high. The applicant responded that this height was required to achieve the room count.
- To achieve the 85% parking ratio, the applicant is proposing a shuttle. The shuttle would provide access to the nearby bus stop, as well as service to the airport and amenities within a limited radius. Questions were raised as to the impact to the project should this shuttle system not be provided.
- Currently, an environmental impact report has not been completed for the project. The City Project Manager noted that a Mitigated Negative Declaration is expected, with mitigation measures required for traffic. However, the applicant is tentatively scheduled to meet with the City to review this.

A motion to approve the project was initiated by Dottie Surdi and seconded by Jerry Shonkwiler with amendments. Subsequent discussions raised significant concerns that the presentation was incomplete, especially without identifying the materials to be used on the facades. Shonkwiler withdrew his motion. A second to the motion was not made and the motion to approve was not carried forward. Dolph inquired if any board member wanted to initiate a motion to deny the project. No motions were given. Without any motion, no votes were cast. As such, the board thanked the applicant for their presentation, and requested that they address the concerns of the DAB and re-present the project at a future time.

#### **Homewood Suites Mission Valley – Informational Item**

Stephen Jones and Rashik Patel provided a brief overview of the development. The project is located at 2201 Hotel Circle South on the existing Comfort Inn site. Selected highlights of the presentation included:

- New 5-story hotel, consisting of 216 rooms around a central courtyard.
- A shared-parking agreement would be maintained with the existing restaurant toward the north end of the site. A total of 237 parking spaces are proposed.

Due to time limitations, there were no questions, comments, or discussion from the board. Since this project was presented for information only, the board took no formal action, and requested that the applicant return to provide a more detailed presentation. The meeting was adjourned at 5:10 P.M., with the next meeting tentatively scheduled for Monday, December 2, 2013.

b. Stadium Committee

Randall Dolph- No report

Gina Cord reported on a new Swap Meet starting November 6, 2013 at the Qualcomm stadium site. It will meet every Wednesday from 2:00 pm to 10:00 pm



c. San Diego River Coalition

Alan Grant reported that he was absent from the October meeting and asked Rob Hutsel to give the report.

Rob reported that the October meeting of the San Diego River Coalition included a presentation by the City of Santee's Director of Community Services, Bill Maertz, on the status of projects to complete the River Park system in their City..

In November, the Coalition will consider adoption of their Work Plan for 2014 which includes the Discovery Center development in Mission Valley.

d. Community Planners Committee (CPC)

Dottie Surdi reported that she had attended the October meeting and will distribute the latest minutes when available

e. Parks Subcommittee

Jason Broad-No report

f. Uptown Regional Bike Corridor Advisory Group

Brittany Ruggels was not present-No report.

g. Public Health, Safety and Welfare

Elizabeth Leventhal reminded members that blankets are needed for the winter and donations for the holiday meals are now being collected.

**4. Miscellaneous Mail**

No Mail.

**5. Electronic Amplification System**

Dottie Surdi asked if there was a volunteer who could oversee the MVPG electronic amplification system. There was a discussion regarding the purchase, use, set up and need to set up and remove at MVPG meetings.

After discussion, Deborah Bossmeyer moved to donate the system to the Mission Valley Library for use in the community room, with priority to the MVPG. Marla Bell seconded the motion. After further discussion the motion was rescinded.

Dottie Surdi will discuss the matter with the Mission Valley Library.

**L. ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:42 p.m. The next meeting will be on Wednesday, December 04, 2013 at 12:00 p.m. at the Mission Valley Library, Community Room.

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John Nugent, Secretary