

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

May 06, 2015

MEMBERS PRESENT

Deborah Bossmeyer
Jason Broad
Paul Brown
John Carson
Bob Cummings
Perry Dealy
Robert Doherty
Randall Dolph
Alan Grant
Derek Hulse
Rob Hutsel
John LaRaia
Elizabeth Leventhal
John Nugent
Jim Penner
Alex Plishner
Karen Ruggels
Marco Sessa
Dottie Surdi
Rick Tarbell
Josh Weiselberg

MEMBERS ABSENT

Steve Abbo
Matthew Guillory
Andrew Michajlenko

FEDERAL REP'S STAFF

STATE STAFF
Katelyn Hailey

CITY STAFF

Julio DeGuzman
Anthony George
Nancy Graham
Liz Saidkhanian

GUESTS

Saad Attisha
Alex Bolonesi
Michael Edwards
Robert Faudoa
Erich Flessner
Carol Green
Sean Hall
Kathy Lippitt
Robert McDowell
Khoa Nguyen
Justine Nielsen
Jeremy Ogul
Rick Reynolds
Patricia Roach
Tyler Sherer
Michael VanVogt
Mary Dell Worthington

Dottie Surdi, Chair, 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: 21 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Alan Grant 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

Randall Dolph moved to approve the minutes of the April 01, 2015 regular meeting. Alan Grant seconded the motion. Minutes were approved 18 –0 – 3 with Deborah Bossmeyer, Jason Broad, Paul Brown, John Carson Bob Cummings, Perry Dealy, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, John LaRaia, Elizabeth Leventhal, John Nugent, Karen Ruggels, Marco Sessa, Dottie Surdi, Josh Weiselberg voting yes, and Jim Penner, Alex Plishner and Rick Tarbell abstaining.

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.”
Mission Valley Planning Group Bylaws as Amended 05/07/2008, approved 12/02/2008

Issues addressed:

- Supporting statements for One Paseo-Carmel Valley project
<http://www.onepaseo.com>
- Money being held in City accounts from past developer fees that could be used, including for homelessness projects.

F. MEMBERSHIP BUSINESS

Draft Motion: Approve the revised Mission Valley Planning Group By-laws for submittal to the San Diego City Attorney and San Diego City Council.

John Nugent reviewed the revised DRAFT By-laws. All changes have been reviewed and approved by the City Planning employee in charge of revising all of the Community Planning Groups By-laws.

Once the MVPG approves these draft changes they will be reviewed by the City attorney’s office and then submitted to the San Diego City Council for final approval.

Main changes:

- Those “clean up’ revisions required by San Diego City Council (change that may affect MVPG in future- only one representative of a particular establishment may hold a seat on the community planning group at one time).

- STANDING SUBCOMMITTEES changed to: the Mission Valley Design Advisory Board (DAB), the Mission Valley Community Plan Update Committee and the Membership Committee (approved at January 2015 MVPG meeting).
- Exhibit B was changed from a description of membership for Design Advisory Board (DAB) to description of membership on each Standing Subcommittee (Mission Valley Design Advisory Board (DAB), the Mission Valley Community Plan Update Committee and the Membership Committee)
- Exhibit C was changed to be an inclusive description of election procedures
- The quorum requirement of 25 members for an election was dropped. Rational-The City Council requires that the election occur in March. Having a quorum requirement may cause an election to not occur violating the code and intent of the City Council.

Discussion/Questions/Comments

- Questions regarding dropping quorum requirement for elections
- When approved, additional member appointments need to be made to the DAB standing subcommittee.
- Questions on difference between MVPG Board members and MVPG members

John Nugent moved to approve the revised Mission Valley Planning Group By-laws for submittal to the San Diego City Attorney and San Diego City Council.

Randy Dolph seconded the motion. Motion was approved 20 – 1 – 0 with Deborah Bossmeyer, Jason Broad, John Carson, Bob Cummings, Perry Dealy, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, John LaRaia, Elizabeth Leventhal, John Nugent, Jim Penner, Alex Plishner, Karen Ruggels, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg voting yes, and Paul Brown voting no.

G. TREASURER’S REPORT

Bob Doherty reported that the balance is \$1,357.06.

H. PUBLIC SAFETY REPORTS

1. Police Department – Officer Adam McElroy
Officer McElroy was not present. No report

2. Fire Department – No report.

I. GOVERNMENTAL STAFF REPORTS

1. Mayor’s Office

Anthony George reported

- Mayor’s budget being reviewed by City Council
- Budget includes money for infrastructure, public safety and Mission Valley Community Plan Update

Discussion/Questions/Comments

- Process for addressing police department being understaffed

2. City Attorney's office

Julio DeGuzman reviewed the community courts overseen by the City Attorney's office. A newspaper article on the community courts can be found at:

<http://www.utsandiego.com/news/2015/apr/15/goldsmith-community-court-criminal-misdemeanor/>

More information on office can be found at:

<http://www.sandiego.gov/cityattorney/divisions/index.shtml>

3. Council Office-District 7- Councilmember Scott Sherman

Ryley Webb has assumed the role of Committee Consultant for Councilmember Sherman. Director of Outreach Liz Saidkhanian has assumed the duties of representing Mission Valley. Liz has been representing Grantville during their community plan update for the last 2 years.

Liz Saidkhanian introduced herself and reported on:

- City Council Committee passage of consultants for the City departments to use. Item is now on agenda for full City Council on May 12.
- Provided a fact sheet on 2016 City budget

3. City Planning Update-Nancy Graham

Nancy reported:

- Smart Growth and Land Use Committee passage of consultants for the City departments to use. Item is now on agenda for full City Council on May 12.
- If City Council approves consultants on May 12, the urban and regional planning firm of Dyett and Bhatia is being recommended by staff as the consultants for the Mission Valley Community Plan Update, pending final confirmation. More information at: <http://dyettandbhatia.com/>
- Grantville community plan update is ready to go to the City Council for approval

Discussion/Questions/Comments:

- Status of the Environmental Impact Report (EIR) being prepared for the Serra Mesa Community Plan amendment to allow a four lane Franklin Ridge Road extension from Mission Valley (Civita project) to Phyllis Place (across from San Diego First Assembly) in Serra Mesa.—no update available

4. State Representatives

a. Senate Member's Office – Sen. Marty Block from the 39th Senate District 1.

Katelyn Hailey reported:

- Governor's bill being reviewed by state legislators
- Sen. Marty Block is chair of budget subcommittee on education
- Senators monitoring status of electric car charging bill and bill to prevent excessive tuition hikes for higher education schools in CA

Discussion/Questions/Comments

- Senator's reaction to profits of San Diego Gas & Electric/Sempra Energy

More information can be found at: <http://sd39.senate.ca.gov/>

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

5. Federal Representatives

a. Congresswoman Susan Davis' Office

Armita Pedramrazi was not present. No report

More information is available at: <http://www.house.gov/susandavis/>

b. Congressman Scott Peters' Office –

Sarah Czarrecki was not present. No report.

More information is available at: <http://scottpeters.house.gov/>

J. **NEW BUSINESS**

1. **Agenda Item J-1- River Blitz/San Diego River Survey- Rob Hutsel**

Rob Hutsel reported on the River Blitz/San Diego River Survey. River Blitz is conducted in April and October of each year along the River in the City of Santee and San Diego. In cooperation with other organizations the survey is conducted on more remote areas of the river, but on a less frequent basis.

The State of the River Report compile the survey results. The survey identifies the quantities and types of trash entering the San Diego and records non Native plants, trash, and park problems.

The State of the River Report is made available to the public and helps The San Diego River Park Foundation coordinate efforts to obtain a trash-free river.

The goal of the San Diego River Park Foundation is for the river to be 75% trash free. In March 2015 that number was 68%. Homeless camps provide about 70% of volume of trash.

The Point in Time Homeless Count for the San Diego River identified 41 individuals and 37 camps along the river, mainly in areas where there is little to no public access.

Discussion/Questions/Comments

- Volunteers interacting with homeless.-Reply, for safety, volunteers are instructed not to interact with the homeless, referrals are made to the HOT team.
- For counting purposes trash is measured by “trash bag size” and some pieces a of trash (like a bicycle frame) are converted to trash bag size
- There are regular river clean ups on Wednesdays
- Through cooperation with many businesses trash is often able to be placed in existing dumpsters
- 60 tons have of trash have been removed

For more information:

<http://www.sandiegoriver.org/riverblitz.html>

2. Agenda Item J-2. Mission Valley Chevron Remodel

Robert Faudoa from Gary Engineering reviewed some proposed exterior design, floor plan and site plan changes for the property at the Chevron Gas station at 2290 Camino Del Rio N.. The applicable applications will be submitted to the City soon but do not require approval by the MVPG.

Discussion/Questions/Comments

- Numerous expressions of frustration over MVPG having “no say” on design and landscaping of property, especially since the property is at a gateway point to the Mission Valley and is plain and unattractive.

3. Agenda Item J-3. CUP Type 21 ABC License/Mission Valley Chevron – Robert Faudoa –Action Item

Draft Motion: Recommend a Conditional Use Permit (CUP) for a Type 21 ABC license for sale of Alcohol Beverages for offsite consumption at an existing mini mart at the Chevron Gas station at 2290 Camino Del Rio N.

Robert Faudoa from Gary Engineering reported that the application was being changed to request a Type 20 rather than a Type 21 ABC license, although the application for a change has not been formally made.

Discussion/Questions/Comments

- In seeking placement on the April MVPG agenda an email was sent to the applicant, and a conversation was had with the MVPG secretary, explaining that the MVPG preferred to have all studies and reports completed prior to being placed on the agenda.
- At the April MVPG the item was tabled, in part, for not having completed studies and reports.
- Asking for a placement on the agenda without all studies and reports being completed indicates a disrespect for the MVPG and its process
- Questions on why the MVPG was not previously informed of an application change from a Type 21 to Type 20 ABC license, and wouldn't it have been better to ask for a continuance or withdraw of this application and request a new agenda docking once the type 20 license had been applied for
- Numerous expressions of frustration over MVPG having “no say” on design and landscaping of property, especially since the property is at a gateway point to the Mission Valley and is plain and unattractive.
- Questions on how a change in application from a Type 21 ABC license to a Type 20 license would affect the project and needed reports
- Questions about whether profits from a Type 21 license would be greater than a Type 20 so that the property could be improved?
- Community benefits of another site selling alcohol
- Need to address traffic flow and ease for getting on and off of I-8.
- Importance of San Diego Police Department vice report

John Nugent moved to not recommend a Conditional Use Permit (CUP) for a Type 20 or 21 ABC license for sale of Alcohol Beverages for off site consumption at an existing mini mart at the Chevron Gas station at 2290 Camino Del Rio N.

Elizabeth Leventhal seconded the motion. Motion was approved 13 – 8 – 0 with **Deborah Bossmeyer, Jason Broad, Paul Brown, John Carson, Bob Cummings, Perry Dealy, Robert Doherty, Randall Dolph, Elizabeth Leventhal, John Nugent, Jim Penner, Dottie Surdi, Josh Weiselberg** voting yes, and **Alan Grant, Derek Hulse, Rob Hutsel, John LaRaia, Alex Plishner, Karen Ruggels, Marco Sessa, Rick Tarbell** voting no.

4. Agenda Item J-4 Medical Marijuana Consumer Cooperative (MMCC) CUP Application at 3455 Camino Del Rio South, Project No. 368346-

Draft motion: Recommend a Conditional Use Permit for a Medical Marijuana Consumer Cooperative (MMCC), to operate in a 4,877 square foot building located at 3455 Camino Del Rio South.

Justine Nielsen asked for a continuance of the project..

Jim Penner moved to continue the Conditional Use Permit for a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 4,877 square foot building located at 3455 Camino Del Rio South until a later MVPG meeting.

Alan Grant seconded the motion. Motion was approved 19– 2 – 0 with **Deborah Bossmeyer, Jason Broad, Paul Brown, Bob Cummings, Perry Dealy, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, John LaRaia, Elizabeth Leventhal, Jim Penner, Alex Plishner, Karen Ruggels, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg** voting yes, and **John Carson and John Nugent** voting no.

K. OLD BUSINESS

1. Subcommittee Reports:

A. Standing Committees:

1) Design Advisory Board – Randy Dolph

The committee did not meet so there was no report.

2) Mission Valley Community Plan Update-John Nugent

The committee did not meet so there was no report.

B. Ad Hoc Committees

1) Parks – Jason Broad

The committee did not meet so there was no report

2) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal reported on the Point in Time Homeless Count:

- 5,538 homeless this Year, compared to 5,199 last year.
- 2,765 are Unsheltered this year, compared to 2,468 last year.

- 2,773 Sheltered, compared to 2,731 last year.

Reports for City of San Diego 2015 :

<http://www.rtfhsd.org/wp/wp-content/uploads/2015/05/2015-City-Profile-San-Diego-FINAL.pdf>

As Compared to 2014:

http://www.rtfhsd.org/wp/wp-content/uploads/2014/04/City-Totals-2014-FINAL_4-24-14.pdf

3) Riverwalk-John Nugent

The committee did not meet so there was no report

2. Community Reports

1. San Diego River Coalition

Allan Grant reported that the April meeting included guidelines for accessing prop 1 funds. For more info:<http://www.sdrc.ca.gov/> . The Coalition also received updates on projects along the River as well as discussed important legislation in Sacramento, specifically AB 392 and AB 327.

There is no May meeting because of River Days. More information on River Days can be found at http://www.sandiegoriver.org/san_diego_river_days.html

The committee meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library.

3. Community Planning Chairs Meeting –

Dottie Surdi reported that the minutes of the last meeting will be sent out when approved.

4. Miscellaneous Mail

There were no items

5. Miscellaneous Items

- Use of roll call for contested votes
- Address items that will be continued earlier in the agenda
- Send out list of items that MVPG wants applicant to have as part of their submittal package.

Following is the text of the email that is sent out to MVPG applicants when they request placement on the MVPG agenda

Thank you for your request to be placed on the agenda of the Mission Valley Planning Group (MVPG).

I am the volunteer Secretary of the MVPG and assist the Chair in preparing the agendas.

The Mission Valley Planning Group has been formed and recognized by the San Diego City Council to make recommendations to the City Council, Planning Commission, City staff and other governmental agencies on land use matters.

Part of the responsibilities of the Mission Valley Planning Group is the review of individual development projects.

In reviewing individual development projects, the Mission Valley Planning Group's focus is to review conformance with the adopted community plan, the Planned District Ordinance and/or the General Plan. The Mission Valley Planning Group may not, as a condition of placing an item on the agenda, require applicants to submit additional information and materials beyond which the applicant has been required to submit as part of the City's project review application process. However, upon receipt of plans for projects with substantive revisions, the Mission Valley Planning Group may choose to rehear the project and may choose to provide a subsequent formal recommendation to the City.

The Mission Valley Planning Group may submit, to the City, preliminary comments during the project review process.

Whenever possible, the formal action/recommendation of the Mission Valley Planning Group should be submitted no later than the end of the public review period offered by the environmental review process.

The City requires that some projects receive a recommendation to the Mission Valley Planning Group from its standing committee, known as the Mission Valley Design Advisory Board (Design Advisory Board). It is the duty of the Design Advisory Board to advise the Mission Valley Planning Group on architectural designs (external) for Development projects processed in accordance with applicable regulations and procedures.

Prior to your project receiving a formal action/recommendation by the Mission Valley Planning Group, in session, our members prefer to review:

- 1. Recommendation from the Mission Valley Design Advisory Board, if appropriate.*
- 2. A DRAFT, prepared by you, formal action/recommendation of the Mission Valley Planning Group that you are seeking*
- 3. City of San Diego cycle comments/responses on the project*
- 4. The Environmental Impact Report (EIR) or Environmental Document, if appropriate*

Some applicants choose to present their project during the review process as an "information only" agenda item to familiarize the Mission Valley Planning Group with the project and receive some preliminary feedback. Please let me know if you would like to place your project on the agenda as an information item.

The Mission Valley Planning Group normally meets at noon on the 1st Wednesday of each month.

If you can provide me with an idea when your project documents will be ready for the Mission Valley Planning Group to review and make a formal action/recommendation, I will assist you on getting on the agenda ASAP.

If needed, I can assist your placement on the agenda for the Mission Valley Design Advisory Board. Please let me know if this component is a required review portion of your project.

I look forward to assisting you and learning more about your project.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:44 P.M.

The next regular meeting will be on Wednesday June 03, 2015 at 12:00 p.m. at the Mission Valley Library, Community Room.

John Nugent, Secretary