

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

October 07, 2015

MEMBERS PRESENT

Steve Abbo
Deborah Bossmeyer
Paul Brown
Bob Cummings
Perry Dealy
Robert Doherty
Randall Dolph
Alan Grant
Derek Hulse
Rob Hutsel
Elizabeth Leventhal
Andrew Michajlenko
David Norvell
John Nugent
Jim Penner
Keith Pittsford
Marco Sessa
Dottie Surdi
Rick Tarbell
Josh Weiselberg

MEMBERS ABSENT

Matthew Guillory
John Laraia
Alex Plishner

FEDERAL REP'S STAFF

Mark Zambon

STATE STAFF

Jason Weisz

CITY STAFF

Julio DeGuzman
Nancy Graham
Karen Reilly
Liz Saidkhanian

GUESTS

Debbie Dorsee
Erich Flessner
Daniel Gebreselassie
Richard Hurd
Yousef Koutnik
Richard Ledford
Robert McDowell
Nick McGuire
Vince Meehan
Mary Masters
Alexis Olbrei
Nelly Philipps
Mark Radelow
Michael Richter
Margie Roehm
Sam Spitalaw
Carole Thompson
Ken Williams
Jonas Wochfield

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: 19 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Alan Grant led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS

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

Guests introduced themselves.

D. APPROVAL OF MINUTES

Rob Hutsel moved to approve the minutes of the September 02, 2015 regular meeting. Alan Grant seconded the motion. Minutes were approved 15 –0 – 4 with

Paul Brown, Bob Cummings, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg voting yes, and Steve Abbo, Deborah Bossmeyer, Perry Dealy. Andrew Michajlenko 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 and approved July 2015

The following topics were addressed:

- Opposition to any new Mission Valley development projects until infrastructure needs are addressed and fixed
- Government seems to be in a “catch up mode” rather than a “proactive mode”
- Continuous development in Mission Valley is lowering the quality of life
- Need improvements in public safety in Mission Valley

F. MEMBERSHIP BUSINESS

John Nugent nominated Perry Dealy to the position of Vice Chair with the term ending in March 2018,

John Nugent moved to elect Perry Dealy to the position of Vice Chair with the term expiring in March 2018. Rick Tarbell seconded the motion. Motion approved 18-0-1 With Steve Abbo, Deborah Bossmeyer, Paul Brown, Bob Cummings, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg voting yes and Perry Dealy abstaining.

John Nugent nominated David Norvell to the MVPG Board in the category of Property Taxpayer with the term expiring in March 2016

John Nugent moved to elect David Norvell to the MVPG Board in the category of Property Taxpayer with the term expiring in March 2016. Andrew Michajlenko seconded the motion. Motion approved 19-0-0 with Steve Abbo, Deborah Bossmeyer, Paul Brown, Bob Cummings, Perry Dealy, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg voting yes.

Dottie Surdi announced that there was one position open for a MVPG Board member to serve on the Community Plan Update Committee. Since there were three MVPG Board

members interested in serving as a MVPG Board member to the Community Plan Update Committee she would select the individual through a lottery. After the hat drawing Dottie appointed Rick Tarbell.

John Nugent reported that Stephen Fluhr and Philip Saenkov have resigned as community members from the Community Plan Update Committee. Dottie Surdi appointed community members Nate Smith and Karen Ruggels as replacements to the Community Plan Update Committee.

John reported that there is an open MVPG Board position as a “Resident” with a term expiring in March of 2016.

John reported that there is a community member position open on the Community Planning Update subcommittee.

John reminded those in attendance of the March 2016 MVPG election.

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 was not present.

2. City Attorney’s office
Julio DeGuzman reported on the results and operation of the Community Courts for misdemeanor violations.

More information on office can be found at:
<http://www.sandiego.gov/cityattorney/divisions/index.shtml>

3. Council Office-District 7- Councilmember Scott Sherman
Liz Saidkhanian reported:

- Expecting staff to release the Phyllis Place/ Franklin Ridge Road EIR this month. It is anticipated this will come before the Council early 2016.
- Councilmember Sherman has included traffic signal optimization in Mission Valley as one of his CIP (Capital Improvement Project) priorities for District 7.
- There is a ribbon cutting for the newly built Mission Valley Fire Station #45 scheduled for November 2, 2015.

Discussion/Questions/Comments:

- What else can be done about the traffic congestion in Mission Valley
- The link to the HWY 163/Friars Road Project is:
<http://www.sandiego.gov/cip/projectinfo/featuredprojects/friars163.shtml>

3. City Planning Update-Nancy Graham

Nancy Graham reported on:

- The public workshop for the MV Community Plan Update is October 29, 2016 at 6:00 p.m. at Mission Valley Library
- Invited all interested parties to the October 09, 2015 Mission Valley Community Plan Update Subcommittee (CPUS) meeting from 3:00-4:30 at the Mission Valley Library. All meetings are open to the public.

4. State Representatives

a. Senate Member's Office – Sen. Marty Block from the 39th Senate District I. Katelyn Hailey was not present. No report
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.

c. Assembly Member's Office- Toni G. Atkins/ Speaker of the Assembly/78th Assembly District.

Jason Weisz distributed The Toni Times and reported on:

- The completion of the legislative session
- The signing of SB 350, a climate-change bill that pushes for stronger standards for renewable energy and building energy efficiency
- An October 15th small business seminar.

More information can be found at: <http://asmdc.org/speaker>

5. Federal Representatives

a. Congresswoman Susan Davis' Office

Mark Zambon was present and distributed The Davis Dispatch.

Mark reported on:

- November 10th College Affordability Forum
- Co-sponsorship of legislation to strengthen workplace protections for workers seeking to organize a union, improves working conditions, or seeks better wages.
- Applications for Military Academy Nominations for Class of 2020 are due October 30.
- Updates on Mission Valley VA Medical Clinic and outreach to homeless.

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. Verizon Rancho Mission WTC-Kerrigan Diehl

Draft Motion:

Recommend a Planned Development Permit (PDP) to install an unmanned Wireless Communication Facility consisting of 12 antennas mounted on a new 50" stealth mono eucalyptus on land not proposed for development at 10405 San Diego Mission Road.

Kerrigan Diehl reviewed the project to install an unmanned Wireless Communication Facility (WTC) consisting of 12 antennas mounted on a new 50" stealth mono eucalyptus at 10405 San Diego Mission Road.

Discussion/Questions/Comments:

- Size/height of WTC—other existing ones that could be view- 9212 Miramar Road, San Diego, CA 92126
- Eucalyptus trees are a non-native plant, are not part of the River Park Master Plan—are there alternatives?
- Any conflict with other unmanned Wireless Communication Facilities in the area?
- Reason site was chosen is because of poor reception coverage in area
- Any radiation from tower---meets FAA requirements
- Do Wireless Communication Facilities increase climate change.
- Have neighboring property owners been contacted?
- Why could it not be located on top of building—was reviewed but due to A/C unit it was not feasible
- Any plans for other unmanned Wireless Communication Facility in Mission Valley?

Jim Penner moved to recommend a Planned Development Permit (PDP) to install an unmanned Wireless Communication Facility consisting of 12 antennas mounted on a new 50" stealth mono eucalyptus on land not proposed for development at 10405 San Diego Mission Road. David Norvell seconded the motion. The motion was approved 19-1-0 with Steve Abbo, Deborah Bossmeyer, Bob Cummings, Perry Dealy, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Andrew Michajlenko, David Norvell, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg voting yes and Paul Brown voting no.

2. 6950, 7020, and 7050 Friars Road (Friars Residential Complex)

Greg Mueller reviewed the project:

- The project is part of Linda Vista Community planning area, 6950, 7020, and 7050 Friars Road, APN's 437-250-22, 23, 24.
- The partners for this project are Guardian Capital Realty-Jim Previti and LandCap Investment Partners-Jeff Holbrook.
- The proposed project covers 5.43 Gross Acres.
- The site is currently developed with three late '70's office buildings that are fully occupied.
- All existing improvements are to be demolished and redeveloped as a residential site of 249 apartments in one building and 70 condominiums in another building.

- Both buildings will sit atop a two level podium garage, partially subterranean.
- The plan calls for the apartment building to be eight floors and the condominium building to be nine floors.
- The current zoning is CO 1-2. The Preliminary Review Application lists both a Planned Development Permit (PDP) and Site Development Permit (SDP) as part of the requested actions/approvals that will be sought through a Process Four with an Mitigated Negative Declaration(MND). Additionally there will be an application for a Grading Permit and Building Department Permits.

Discussion/Questions/Comments:

- Since project is in Linda Vista Planning Area but entire impact is in Mission Valley Planning Area where do Development Impact Fees (DIF) go---Lind Vista.
- Preliminary traffic study is 1660 average daily trips—currently 800 so the project would add 800
- Friars Road, in front of project will be widened to 6 lanes with street parking eliminated.
- Can incentive to use trolley be given to residents by issuing trolley passes?
- Rent reduction for tenants with no cars?
- Recommend that project be presented to MV Design Advisory Board (DAB) for feedback.
- Glad to see repurpose of existing buildings rather than taking MV open space
- Options for pedestrian bridge/tunnel across/under Friars Road
- Plans do not indicate park space---developer will pay mitigation fees-will go to Linda Vista
- Need for zoning change/requirements for commercial space
- Landscaping to block site of parking levels from Friars Road
- Project in Development Intensity District
<http://www.sandiego.gov/planning/community/profiles/pdf/cp/cpmvpedevelopmentintensity.pdf>
- Large service trucks, i.e. moving vans are not able to access project—will have to unload/load from Friars Road
- Requested project developers return to MVPG as project plans develop

3. Civita Recreation Center.

Mark Radelow reviewed the plans for the new Civita Recreation Center.

- Construction should begin in the first quarter of 2016, completion set for 2nd quarter of 2017.
- It will be a Private-Use Recreation Facility for Civita residents.
- Will be on 2.1 acres
- The main building is 8970 sf
- There will be an ancillary gym/lap pool building of 1425 sf.
- The outdoor areas include pools/spas, BBQ areas and lounging areas.

Discussion/Questions/Comments:

- Civita Park-1st phase has begun on 5 acres/ recreation center will be adjacent
- Access to Civita Park via Mission Center Road and Friars Road

- Status of the road connection between the internal roads in the Civita (Quarry Falls) development in Mission Valley and Phyllis Place in Serra Mesa, extending Franklin Ridge Road
- Total Civita Project will be 4,070 units
- Civita Recreation Center will be private and will be security controlled to restrict public access.

K. OLD BUSINESS

1. Subcommittee Reports:

A. Standing Committees:

1) Design Advisory Board – Randy Dolph

The committee did not meet in August so there was no report.

The next meeting is set for Monday November 2, 2015 at 3:00 p.m. at the Mission Valley Library.

2) Mission Valley Community Plan Update-John Nugent

The Community Plan Update Subcommittee (CPUS) is a standing subcommittee of the Mission Valley Planning Group,

A meeting was held on September 11, 2015. The minutes of the meeting follow these MVPG minutes (see below).

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

For more information please visit the CPUS website at:

<http://www.sandiego.gov/planning/community/cpu/missionvalley/>

B. Ad Hoc Committees

1) Parks – Rob Hutsel

Rob Hutsel asked that individuals interested on serving on the committee contact him.

2) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal reported there is a new Sargent in charge of the SDPD HOT Team, Sgt. Michael Stirk. He will be present at the November MVPG meeting.

MStirk@pd.sandiego.gov

3) Riverwalk-John Nugent

The committee did not meet. No report.

2. Community Reports

1. San Diego River Coalition

Alan Grant reported that there was no meeting in September due to the 2015 Anniversary Party on September 17th at the Carlton Oaks Golf Course in Santee.

The next meeting is October 16, 2015. The agenda will include the Mid-Year Work Plan and an update from Reaches

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

More info at: <http://www.sandiegoriver.org>

3. Community Planning Chairs Meeting –

Dottie Surdi reported that the Community Planning Chairs met in September and the minutes will be set out when available.

4. Miscellaneous Mail

There were no items

5. Miscellaneous Items

There were no items

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:54 P.M.

The next regular meeting will be on Wednesday November 04, 2015 at 12:00 p.m. at the Mission Valley Library, Community Room.

John Nugent, Secretary

Design Advisory Board (DAB) Standing Committee

**MINUTES OF THE REGULAR MEETING OF THE DESIGN ADVISORY BOARD
STANDING COMMITTEE**

The committee did not meet in August so there are no current committee minutes.

The Community Plan Update Subcommittee (CPUS)

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE**

September 11, 2015

Members Present:

Deborah Bossmeyer, Paul Brown, Perry Dealy, Terrence Fox, Alan Grant, Ryan Holborn, Derek Hulse, Rob Hutsel, Richard Ledford, Elizabeth Leventhal, Andrew Michajlenko, David Norvell, John Nugent, Patrick Pierce, Rebecca Sappenfield, John Schneidmiller, Marco Sessa, Karen Tournaire

Members Absent:

Michael Richter, Dottie Surdi

San Diego City Planning Staff and Consultants present:

Jenny An, Nancy Graham, Tara Lieberman, Michelle Nermon (MW Steele), Diego Velasco (MW Steele), Peter Winch (Dyett and Bhatia),

Governmental Staff :

Roberto Ramizea (County of San Diego), Karen Reilly (San Diego Library), Liz Saidkhanian (Councilman Scott Sherman's office)

Others in attendance:

Chad Bailey, Michelle Nermon, Karen, Ruggels, Nate Smith, David Whitley,

A. CALL TO ORDER

John Nugent, Chair, called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:06 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. INTRODUCTIONS / OPENING REMARKS/ AGENDA CHANGE

John Nugent welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

All present introduced themselves.

C. OPENING REMARKS/QUESTIONS/ANNOUNCEMENTS

John Nugent announced that Stephen Fluhr and Philip Saenkov have resigned from the committee and Nate Smith and Karen Ruggels will be appointed to the committee at the next Mission Valley Planning Group meeting. John welcomed Nate and Karen.

John announced that there is likely to be another community member opening soon so we are looking for more interested individuals to serve on the committee.

John reported that there are two openings on the Mission Valley Planning Group Board, one for "Resident" with the term expiring in March 2016 and one in the category of "Property Owner" with the term expiring in March 2016. John announced the next MVPG election in March of 2016.

John turned the meeting over to Nancy Graham who introduced the agenda.

D. RESULTS OF PROJECT INITIATION ACTIVITY

Diego Velasco coordinated the review of the project initiation activity, the committee member's responses to the "Paths of Discovery". The "Paths of Discovery" worksheets will be summarized and distributed at a future meeting.

E. ADJOURNMENT: The meeting adjourned at 4:36 P.M.

Next Regular Meeting Date – Friday, October 09, 2015 at the Mission Valley Library, Community Room.