

# **Grantville Stakeholders Committee (GSC) – Master Plan**

Mission Valley Church of the Nazarene  
4750 Mission Gorge Place, San Diego, CA 92120

**Monday, November 10, 2008**

**Present:** Matt Adams, Tim Allison, Donald Ayles, Lee Campbell, Brian Caster, Dan Dallenbach, Randall Densley, Rob Hutzel, Gary Jander, Charles Little, Cindy Martin, Rick McCarter, John Pilch, Marilyn Reed, Karen Ruggles, , Dan Smith, Diane Strum, Mark Tyler, Arnie Veldkamp

**Absent:** Mark Silverman

## **1. WELCOME AND INTRODUCTIONS**

- Adoption of Agenda – November 10, 2008
- Adoption of Minutes – October 13, 2008 – approved as noted

## **2. Non-Agenda Public Comment**

- Committee Members
- Public – Lynn Mulholland, Mission Valley re traffic studies, is concerned and wanted to make sure we are
- City Staff – Economic Research Associates has been hired as the Economic Consultant and will be on board for the charrette.

## **3. Old Business**

- Sub-Area B Master Plan Traffic Study – Michael Young, Rick Engineering  
Interim Land Use Analysis – Available on the City Website  
Ruggles – Thought we would get TAZ info tonight ... Will be provided  
Ruggles – Green areas doesn't necessarily indicate parcel lines ...  
Strum Can Daily average trips be provided for CenterPointe and over projects in the area... yes  
Strum – could comparisons be provided with CenterPointe vs Kaiser using the property for some other type of facility? ... they've been asked to use CenterPointe and projects that they are aware of.  
Ayles – They've been asked to monitor certain intersections,  
Caster – the two tone green along the freeways, what studies are being used? ...  
High Density Commercial / Alvarado Creek Plan  
Pilch – Alvarado Road Alignment what considerations have been made based on the current financial situation of the City and State?  
Campbell – Will we be far enough along at the Charrette for the property owners to talk about what they want to do with their properties? ... Fehmann LaBarre has done an excellent job in putting this vision together but it is only a vision and in no way a working draft.

Lynn Mulholland – asked to point out Friars and 15, mentioned that the EIR doesn't take into account the traffic west of I-15.

Little inquired if the contract for the realignment of ACR has been let...

Staff – The contract for the ongoing preliminary study has been let by Engineering.

#### 4. New Business

- . • Sub-Area A Traffic Study Update – John Boarman, LLG Engineers, Casey  
Completed Data collection  
Existing Conditions and Mobility Assessment will be presented in January meeting  
intersection operations  
roadway operations  
freeway operations  
traffic circulation  
pedestrian facilities  
transit facilities  
on-street parking  
traffic study assumptions will be consistent with Sub Area B and other community plans

- . attach PDF to minutes  
Hutsel – inquired if this took flooding into consideration ... no

- . • Fenton Land Use Concept – Mike LaBarre, Fehlman LaBarre Architects  
Making a presentation on behalf of Fenton and Denton  
Flood plain line is out of date with FEMA map  
Conversation ensues regarding the process of modifying the map with FEMA.  
Their intention is not to skinny up the river corridor but to make the map more accurate.  
How could the community be linked to the river? What about a green corridor to the river on Vandever?

Please attach power point presentation or post on website

We need a response from the city on their role in working with FEMA on the map and the river plan.

#### **San Diego River Park Master Plan Update – Robin Shifflet, City of San Diego, Park Planning**

- Goal to bring to the health of the river from OB to Santee, make it more accessible to everyone.
- Next Monday a more detailed program will be presented at NCPI
- Claudia Tedford of ICF

- Master plan was adopted as a draft in Dec 2005. Working on adopting CPIOZ A and B
  - CPIOZ B – river corridor – floodway mapped by FEMA + 35'
  - CPIOZ A – areas of influence 400' out from
  - Development areas, height requirements, available on the cities website, will get started on the EIR. Part of the process is amending the community plan. Still considering whether the plans would be tailored to each community or a blanket.

Densley - will the master plan should we have the charrette without knowing the results of the CPIOZ? ...the CPIOZ won't trump the master plan, they have to work together.

Caster – will this have an effect of building heights? ... yes but on a case by case basis.

Ruggles – we need to address than in some places the map is incorrect and the map is in the process of being corrected... They are aware of that an will take it into account.

Hutsel – Each community along the river is unique and their needs should be taken into account and the health of the river should be addressed. The community's desire for the river should be taken into account first. The city should be second.

Smith – Feels strongly against CPIOZ, it's too discretionary, it's almost impossible to build anything by right. Can you look at the current CPIOZ and see how restrictive it is?... Robin says yes.

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## 5. NEXT MEETING DATES & PRELIMINARY AGENDA ITEMS

- . • December 8, 2008 – No Meeting
- . • January 12, 2008 – 6:00pm – 9:00pm (Workshop / Charrette Prep)
- . • January 29, 30, & 31 – Charrette (Time & Location TBD)

## 6. ADJOURN