

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

**February 03, 2016**

**MEMBERS PRESENT**

Steve Abbo  
Deborah Bossmeyer  
Paul Brown  
Bob Cummings  
Perry Dealy

**MEMBERS ABSENT**

Robert Doherty  
David Norvell  
Alex Plishner

**GUESTS**

Randall Dolph  
Alan Grant  
Matthew Guillory  
Derek Hulse  
Rob Hutsel  
John Laraia  
Elizabeth Leventhal  
Andrew Michajlenko

**FEDERAL REP'S STAFF**

**STATE STAFF**

**CITY STAFF**  
Nancy Graham

**COUNTY STAFF**

Jim Penner  
Keith Pittsford

Marco Sessa  
Dottie Surdi  
Rick Tarbell  
Josh Weiselberg

Dottie Surdi, Chair called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:01 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**

**Perry Dealy moved to approve the minutes of the January 06, 2016 regular meeting. R Dolph seconded the motion. Minutes were approved 14–0 –3.**

## **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: None

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## **F. MEMBERSHIP BUSINESS**

Dottie Surdi reviewed the March 2016 Ballot.

Dottie Surdi reported that there are two MVPG Board positions, one as a “Resident” and one as “property taxpayer”, both terms will expire in March of 2020.

Dottie Surdi reported that there is a community member and Board position open on the Community Planning Update subcommittee.

## **G. TREASURER’S REPORT**

Bob Doherty was absent.

## **H. PUBLIC SAFETY REPORTS**

1. Police Department – Officer Tom Bostedt reported on homelessness and crime statistics.
2. Fire Department – No report.

## **I. GOVERNMENTAL STAFF REPORTS**

1. Mayor’s Office

Anthony George was not present, no report.

2. City Attorney’s office

Julio DeGuzman was not present, no report.

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

- Open house for Firehouse 45.
- Flood gates (\$15,000).

More information on office can be found at:

<http://www.sandiego.gov/citycouncil/cd7/>

4. City Planning Update-Nancy Graham

Nancy Graham reported on the Mission Valley CPU Subcommittee meeting held on January 08, 2016. The minutes of the meetings follow these MVPG minutes (see below).

The Mission Valley CPU Subcommittee will meet on Friday February 12, 2016 at 3:00 p.m. at Mission Valley Library with the meeting dedicated to transportation issues.

Nancy reported on an upcoming Design & Planning Professionals meeting on Feb 12 @ 12:00 downtown. Also that the upcoming MV Update Comm meeting will focus on transportation and land use alternatives.

#### 5. State Representatives

a. Senate Member's Office – Sen. Marty Block from the 39<sup>th</sup> Senate District 1. Katelyn Hailey reported on the start of the legislative session. Was this person present? 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 commented on the promotion of the Calif. Earned Impact Initiative and the Point In Time count of the homeless population.

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

#### 6. Federal Representatives

a. Congresswoman Susan Davis' Office

Mark Zambon was present and distributed The Davis Dispatch and reported on current activities.

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. Fashion Valley Apts/Alec Schiffer, Tammell Crow. Information only. Presentation on the proposed multi-family project at 123 Camino de la Reina, a 282 units apt building, 5-story, wrap design including limited office and restaurant space.
2. Civita Parking limit. The 2 hour limit and modification to existing parking arrangement was presented by Marco Sessa. Moved to approve by John Laraia and seconded by Dealy. Passed 16 yes, 0 no, 2 abstained.
3. Legacy International Center. Presentation by Mike Harrah with much-needed assistance from Jim Penner.  
Background information on the project:  
Site location: 875 Hotel Cir South, San Diego, CA, 92108

Currently the site is developed with a 202-room hotel with banquet halls, a 1,200-square-foot mini-mart, 150-seat restaurant, and a 28,000-square-foot health club (closed) and 8-pump gas station (closed).

The primary objectives for the project:

1. To become an internationally celebrated destination for religious tourism.
2. To provide a mix of lodging, retail, entertainment, recreational, and administrative/office uses that will provide a wide range of activities and amenities for visitors and employees on-site, thereby reducing driveway trips and overall vehicle miles traveled relative to a single-use project.
3. To create a unique project that introduces iconic architecture to Mission Valley.
4. To preserve significant environmental resources and steep hillsides by conforming to the previous development footprint to the extent possible.
5. To invite pedestrian activity through the provision of walkways/trails, a linear greenbelt with an impressive water feature, courtyards/plazas, an outdoor bazaar, and underground catacombs that serve as pedestrian passageways between buildings.
6. To reduce automobile reliance by offering a shuttle service to transport visitors to and from major transportation hubs as well as other popular San Diego tourist destinations.
7. To support the City's sustainable and infill development goals by redeveloping and intensifying an existing underutilized and auto-dominated site.
8. Create both temporary construction jobs and a net increase in permanent jobs as compared to the existing use.

The 18.1-acre mixed-use development project proposes a religious, lodging, administrative, recreational, and commercial usage.

Commercial, lodging, and religious uses include:

- an approximately 105,104- square-foot training center pavilion (with restaurant, gift shops, learning center, theater, and television studio),
- a two-level 17,012-square-foot welcoming center,
- a 29,940-square-foot "history dome" theater (with an entrance to the catacombs), 5,992 square feet of underground catacombs passage (with welcoming center to history dome passages and adjoining display rooms),
- an 8,200-square-foot outdoor plaza (with retail and informational kiosks),
- and a five-story 136,160- square-foot "tri-wing" Legacy Village tower containing 127 timeshare suites.

Recreational components would include:

- a trail system,
- a 300-seat outdoor amphitheater, and pedestrian plazas.

The training center complex would include:

- a spa,
- gym,
- hair salon,
- sauna,
- and an Olympic-size pool with seven lanes.

Executive offices would be housed in a three-story 23,028-square-foot administration building with its own subterranean parking.

The project would include a total of 878 parking stalls, with 195 surface parking spaces and 683 spaces that would be either subterranean or within a five-story 75,152-square-foot west parking structure.

The single-level subterranean parking would be located beneath most of the northern portion of the site and would have an access point at the northeastern corner, near the welcoming center rotunda.

The western parking structure would have both a surface access and access to the subterranean parking. Thus, traffic circulating through the site would be able to enter at either the east or west access points along Hotel Circle South. Traffic would then be able to traverse the length of the site either through the aboveground circulation elements or below ground within the subterranean parking.

The current proposed Draft Motion for the project is:  
Recommend:

- removal of the site from the Atlas Specific Plan,
- a Mission Valley Community Plan/Specific Plan Amendment,
- a Planned Development Permit,
- a Site Development Permit
- a Conditional Use Permit,
- certification of the EIR
- to demolish the Mission Valley Resort Hotel & construct a mix of uses; religious, lodging, administrative, recreational & commercial on an 18-acre lot at 875 Hotel Circle South.

Many of the questions of the January meeting were addressed. Some that were not completely clarified include:

- More explanation on the requested Mission Valley Community Plan/Specific Plan Amendment.
- What are unmitigated impacts from EIR report?
- Question traffic studies/more difficulty reaching medical centers in Hillcrest via Bachman Rd.—project includes widening portions of Hotel Circle South.
- Project would have environment impacts. It is believed these will be identified in EIR report
- Request for City Planning Department to give an opinion on the project
- City Cycle Report.

For further information see: <http://www.mcwe.com/legacy.php>

A motion was made and seconded to delay any action until after the Final EIR is available. The applicant was requested to return to address the issue raised by the group as well as those raised in the City Cycle Report. The motion was approved 13-0 with Jim Penner and Steve Abbo abstaining.

## **K. OLD BUSINESS**

### **1. Subcommittee Reports:**

#### **A. Standing Committees:**

##### 1) Design Advisory Board – Randy Dolph

Randy reported on the meeting that was held on February 01, 2016.

The minutes of the meeting follow these MVPG minutes (see below).

The next meeting is set for Monday February 29, 2016 at 3:30 p.m. at the Mission Valley Library.

##### 2) Mission Valley Community Plan Update-

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

A meeting was held on January 08, 2016. The minutes of the meetings follow these MVPG minutes (see below).

The Mission Valley CPU Subcommittee will meet on Friday February 12, 2016 at 3:00 p.m. at Mission Valley Library. The agenda will be focused on transportation issues.

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 reported that committee met on Tuesday February 2<sup>nd</sup>

##### 2) Public Health, Safety and Welfare – Elizabeth Leventhal

Reported on the most recent Point in Time homeless count.

##### 3) Riverwalk-

The committee did not meet. No report.

### **2. Community Reports**

#### 1. San Diego River Coalition

Alan Grant reported that the next meeting is February 19, 2016.

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

#### **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 2:00 P.M.

The next regular meeting will be on Wednesday March 02, 2016 at 12:00 p.m. at the Mission Valley Library, Community Room.

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Paul Brown, Secretary

### **Design Advisory Board (DAB) Standing Committee** MINUTES OF THE REGULAR MEETING OF THE DESIGN ADVISORY BOARD STANDING COMMITTEE

#### **DESIGN ADVISORY BOARD** **Mission Valley Planning Group**

February 3, 2016

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of February 1, 2016 DAB Meeting

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Paul Brown, Paul Dugas, Randy Dolph, Jerry Shonkwiler, Dottie Surdi, and Bruce Warren. LGC Friars applicant representatives included Jeff Holbrook (Landcap Partners), Greg Mueller (Tucker Sadler), Dan Martgrana (Tucker Sadler) Randi Coppersmith (Latitude 33), and Debbie Dorsee (The Dorsee Company). Morris Cerullo Legacy Center applicant representatives included Jim Penner, Mike Harrah, Lynn Hodge, and Joseph Galvan. Guests included Josh Weiselberg, Elizabeth Leventhal, Ken Williams, Peter Hill, and Kathy McSherry.

#### **6950, 7020, 7050 Friars Road – Informational Item**

This project is located in the Linda Vista community plan, but impacts Mission Valley. The project was previously presented to the MVPG last October and to the DAB last November. Greg Mueller provided an overview of the project and highlighted the summary of revisions since the last presentation. The scope of the project includes demolition of three existing office buildings on the north side of Friars Road opposite Fashion Valley. New work includes an 8-story, 249-unit apartment building, 9-story, 70-unit condominium building, and a 573-stall podium parking structure.

Highlighted updates to the project included:

- Additional pedestrian access to the development from Friars Road, including a grand stair, elevator access, and a more active streetscape, landscape, and benches.



- 6 live/work single-height units were added immediately adjacent to Friars Road.

Questions, comments, and concerns discussed included:

- Occupants of the live/work units were proposed to be sole practicing professionals, such as attorneys, real estate agents, etc. Public parking access for the live/work units was proposed at the first level of the parking structure adjacent to the live/work units. The applicant noted that this type of occupancy was being encouraged by the City of San Diego.
- The proposed height of the buildings was within the allowable height limit.
- When discussing the undeveloped lot on the site, the applicant noted that this lot is proposed to remain undeveloped as part of this project.
- The distance from this project to the trolley is less than 1500 feet.
- Any mechanical rooftop equipment will be screened from public view. Solar panels were also being considered.
- When asked about what updates had been made to address screening the south façade of the parking structure, the applicant noted that several screening elements have been added, including cascading water from the pools, landscaping / green screen, and the adjacent monumental stair.
- The materials proposed for the residential towers incorporated glass, exposed concrete edges, and a system of prefabricated panels made from metal and/or stucco.
- The DAB recommended that the applicant carefully consider and minimize the glare from the garage lighting spilling out onto Friars Road and Fashion Valley.
- Limited improvements to Friars Road are also included in the scope.
- When inquiring if an EIR will be conducted for the project, the applicant stated that a MND is expected.

Since the project was before the board for information only, the DAB thanked the team for the presentation.

### **Morris Cerullo Legacy Center, 875 Hotel Circle South – Action Item**

Mike Harrah provided a detailed Powerpoint presentation of the project. Scope included:

- Building #1: Welcoming Center, 2-story, 17,000+/- gross square feet (gsf).
- Building #2: History Dome Theater, artifact museum, 300-seat theater, 30,000 gsf.
- Building #3: Catacombs, retail and learning center, 6,000+/- gsf.
- Building #4: Training Center Pavilion, including a learning center, retail gift shop, grand foyer, restaurant, theater, TV studio/theater, and wellness center. 105,000 gsf.
- Building #5: Legacy Village, 5-story, 127 timeshare units totaling 136,000 gsf.
- Building #6: Executive Offices, a 3 story building, 23,000 gsf.
- Building #7: Subterranean parking, 314 stalls, 114,113 gsf.
- Building #8: Parking structure, 5-story, 280 stalls, 93,940 gsf.
- Exterior improvements proposed to the site included: 300-seat outdoor amphitheater, entry arches, central plaza, water feature, pool, pedestrian pathways, and improvements to Hotel Circle South.

Question, comments, and discussion from the board included:

- The base zone for the project may fall under the City's newly created zone entitled "Assembly and Entertainment Uses, Including Places of Religious Assembly" (Section 141.0602).
- The materials proposed for the project included stone, generally at the first level, and stucco with a faux-stone finish at the upper levels, in earthy tan colors.
- Any rooftop mechanical units will be covered or screened.
- Solar photovoltaic panels may be considered for the roof of the legacy village building.
- Access pathways for food/beverage/trash/fire access were reviewed.



- The parking structure will be mechanically ventilated. As such, the façade of the parking structure is completely opaque, with no cars visible from outside of the structure.
- Although the front façade of the legacy village building was generally well received, the DAB continued to express concerns that the other buildings had not achieved the same level of attention. Concerns were raised that the facades of the other buildings were boring, especially with regard to the over use of arches and mansard roofs. While the legacy center offered some visually interest with regard to its massing, concerns were raised that the overall massing of the other buildings remained too strong.
- The DAB also expressed concern that the building materials that were proposed toward the end of the presentation were not identified on the plans and elevations.

Since this project was before the DAB as an action item, Paul Dugas made a motion to recommend the design of the project to the MVPG contingent upon the following: that all outstanding City cycle comments are addressed, that the architectural massing and roof concerns noted above are addressed, with any alternate solutions brought back to the DAB as an informational update. Dottie Surdi seconded the motion. The motion was passed 6-0-0.

The DAB thanked the team for their presentation.

The meeting was adjourned at 5:15 P.M., with the next regularly meeting tentatively scheduled for Monday, February 29, 2016.

### **Community Plan Update Subcommittee (CPUS)**

#### **MINUTES OF THE REGULAR MEETING OF THE COMMUNITY PLAN UPDATE SUBCOMMITTEE**

#### **MINUTES OF THE REGULAR MEETING OF THE MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE January 08, 2016**

#### **Members Present:**

Paul Brown, Perry Dealy, Terrence Fox, Alan Grant, Rob Hutsel, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Patrick Pierce, Karen Ruggels, Marco Sessa, Nate Smith, Rick Tarbell, Karen Tournaire

#### **Members Absent:**

Deborah Bossmeyer, Ryan Holborn, Derek Hulse, Richard Ledford, Michael Richter, Rebecca Sappenfield, John Schneidmiller, Dottie Surdi

#### **San Diego City Planning Staff and Consultants present:**

City: Maureen Gardiner, Nancy Graham, Tara Lieberman, Carly Rask  
Chen Ryan Associates --Monique Chen, Aaron Galnis

#### **Governmental Staff:**

Liz Saidkhanian, Barrett Tetlow (Councilman Scott Sherman's office)  
Karen Reilly, San Diego Public Library

#### **Others in attendance:**

Stacey Hudson

## **A. Call To Order**

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:04 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

## **B. Mobility Existing Conditions**

Nancy Graham introduced the focus of the meeting “What does the data indicate about mobility in the Mission Valley”.

Nancy introduced Monique Chen of Chen Ryan Associates

Monique reviewed:

Goals/objectives for the mobility portion for the Community Plan Update

Mobility Planning Process

An participant exercise on existing mobility in Mission Valley

Review of maps/data indicating historical data for Mission Valley area including:

1. Levels of service for auto and transit
2. High vehicle collisions
3. Pedestrian activity
4. Cycling activity
5. On street parking

Monique reviewed the mobility tool box (options/solutions):

- Strengthen Street Grid
- Wider Roads
- Dedicated Turn Lanes
- Improve signal coordination
- Roundabouts
- High Visibility Crosswalks
- Pedestrian light ‘countdowns’
- Lead pedestrian intervals
- Curb Extensions
- Buffered Bike Lanes
- Multi use paths
- Two way cycle tracks
- One Way Cycle tracks
- Dedicated Bus Lane
- Bus Priority signal
- Transit station amenities
- Mobility Hubs.

Participants provided observations and feedback on the process, data and mobility toolbox.

Nancy Graham reported on the proposed Designer Professional Workshop and tentative agendas for future meetings.

Nancy reviewed the Draft Map Atlas and asked members to review the Map Atlas and send any comments/revisions to [Nhgraham@san Diego.gov](mailto:Nhgraham@san Diego.gov) by January 22, 2016.  
The link for the Draft Map Atlas is: <https://spaces.hightail.com/space/bDYOu>

**C. Adjournment: The meeting adjourned at 4:35pm Next Regular Meeting  
Date – Friday, February 12, 2016 at the Mission Valley Library, Community Room.**