

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

March 2, 2016

<u>MEMBERS PRESENT</u>	<u>MEMBERS ABSENT</u>	<u>GUESTS</u>
Steve Abbo	David Norvell	
Deborah Bossmeyer	Matthew Gillory	
Paul Brown		
Bob Cummings		
Perry Dealy	FEDERAL REP'S STAFF	
Robert Doherty		
Randall Dolph		
Alan Grant		
Derek Hulse		
Rob Hutsel	STATE STAFF	
John Laraia		
Elizabeth Leventhal		
Andrew Michajlenko	CITY STAFF	
	Nancy Graham	
Jim Penner		
Keith Pittsford	COUNTY STAFF	
Alex Plishner		
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 12:30 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

A. CALL TO ORDER

Verify Quorum: 20 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE

Elizabeth Leventhal 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

Dottie Surdi moved to approve the minutes of the February 3, 2016 regular meeting. John LaRaia seconded the motion. Minutes were approved 18-0 -2 with Bob Doherty and Alex Plisher 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

F. TREASURER’S REPORT

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

G. PUBLIC SAFETY REPORTS

1. Police Department – Officer Tom Bostedt reported.
2. Fire Department – No report.

H. 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 arrived late so had no report.

More information on office can be found at:

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

3. City Planning Update-Nancy Graham

Nancy Graham reported on the upcoming Mission Valley CPU Subcommittee meeting to be held on March 11, 2016. The minutes of the February 12 meetings follow these MVPG minutes (see below).

The Mission Valley CPU Subcommittee will meet on Friday March 11, 2016 at 3:00 p.m. at Mission Valley Library with the meeting dedicated to land use issues.

4. State Representatives

a. Senate Member’s Office – Sen. Marty Block from the 39th Senate District I. A representative was not 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 reported on various issues.

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 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/>

I. **NEW BUSINESS**

- A. **Marti Emerald reported on a bond measure that will be on the ballot in the upcoming election, specifically Citygate and Building Fire Station. A motion was made by Elizabeth Levethal and seconded to support the measure and the vote was taken. Motion passed 15-5-0.**
- B. **A presentation was made by John Haley on the new Traveler's Paradise Store to be developed at 1201 Hotel Circle South. The site is currently occupied by Albie's at the Travelodge. The applicant was seeking the support of the Committee as it is applying for a Type 21 license for the Alcoholic Beverage Control. The motion to support was passed 10-3-3 with Steve Abbo, Jim Penner and Deborah Bossmeyer abstaining.**
- C. **SANDAG Uptown Bikeway Project. Chris Kluth gave a report on the Project.**

Several members had left the meeting early including Derek Hulse, Perry Dealy, John LaRaia and Bob Cummings.

J. **OLD BUSINESS**

1. **Subcommittee Reports:**

A. **Standing Committees:**

1) Design Advisory Board – Randy Dolph

Randy reported on the meeting that was held on February 29, 2016 in which Trammell Crow Residential presented the Alexan apartments, as an information item. The minutes of the meeting follow these MVPG minutes (see below).

The next meeting is set for Monday April 4, 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 February 12, 2016. The minutes of the meetings follow these MVPG minutes (see below).

The Mission Valley CPU Subcommittee will meet on Friday March 11, 2016 at 3:00 p.m. at Mission Valley Library. The agenda will be focused on land use 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 had not met as no items were on the agenda

2) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal reported veterans homelessness has officially been ended in the following cities: Houston, New Orleans, Philadelphia, & Santa Fe and Las Cruces, New Mexico and the following states: Connecticut & Virginia. The following link to the news article was provided:

<http://usuncut.com/news/7-cities-and-states-that-ended-veteran-homelessness-this-year/>

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 March 18, 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

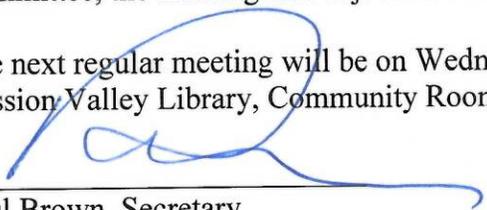
Dottie Surdi reported she missed this meeting.

4. Miscellaneous Items

There were no items.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 2:05 P.M.

The next regular meeting will be on Wednesday April 6, 2016 at 12:00 p.m. at the Mission Valley Library, Community Room.



Paul Brown, Secretary

Design Advisory Board (DAB) Standing Committee
MINUTES OF THE REGULAR MEETING OF:
DESIGN ADVISORY BOARD
Mission Valley Planning Group

TO: Dottie Surdi, MVPG Chair
FROM: Randy Dolph, DAB Chair
SUBJECT: Report of February 29, 2016 DAB Meeting

The meeting was called to order at 3:40 P.M. in the Mission Valley Library. Members present were: Paul Brown, Randy Dolph, Jerry Shonkwiler, Dottie Surdi. Applicant representatives included Alec Schiffer (TCR) and Lawrence Howard (TCR). Guests included Kathy McSherry and Ken Williams.

Fashion Valley Apartments, 123 Camino de la Reina – Information Item

Alec Schiffer and Lawrence Howard provided a brief summary of the project. The scope generally remained the same as the last presentation in November, with adjustments to the architectural massing, building materials, and color. The project consists of the following:

- Residential, consisting of 284 multi-family dwellings, mostly studios and one-bedroom units, with a limited number of 2- and 3-bedroom units and 5-6 stories in height. The residential structure will “wrap” the parking structure.
- Commercial space consisting of approximately 3,100 sf of destination-based restaurant, 3,400 sf leasing space, 5,700 sf of office space.
- 408-stall parking structure for the residential units and 67 surface stalls for the commercial uses.

Questions, comments, and concerns included:

- Several new renderings were presented illustrating the revised massing, materials, and updated color scheme. The applicant also identified the vantage point locations for the renderings.
- The applicant noted that Camino de la Reina will be widened by one lane.
- Based on the previous presentation, the discretionary action for the project is a Process 4.
- When asked about the view into the parking structure, Schiffer and Howard noted that a panelized system will be used to screen the vehicles and lighting from view.
- Rooftop mechanical units will be screened from view. A rooftop solar hot water system is also under consideration.
- The building materials proposed for the project included textured stucco, smooth stucco, exposed “as-cast” concrete, painted solid metal panels (at garage façade), and painted metal perforated railing (at balconies). The applicant also noted that an “enhanced” building material (to be determined) will be used at the main entrance to the project.
- Schiffer commented that the anticipated construction start date is August 2017.
- As a follow-up to a previous comment from the last presentation, the DAB asked if any adjustment had been made to the façade facing the freeway. Schiffer and Howard stated that indeed this façade has been updated to reflect better articulation. Dolph requested that the applicant provide better documentation (i.e. elevation or 3D view/ model) of this facade at the next presentation.
- As part of a parking discussion, Schiffer noted that the project is not part of a transit-oriented-development (TOD). The provided parking is above the minimum quantity required by the City.
- The environmental impact report is in the process of being written per the applicant.
- Schiffer commented that the design of the project can accommodate the 163-Friars Road interchange improvements with only minor adjustments to the project. The number of units, parking, etc. remains the same, with a small reduction in gross area.
- The landscape and landscape architecture remained the same as the last presentation.
- The DAB inquired if any special acoustical treatment had been considered for the apartment units that front the freeway. Schiffer commented that the current codes and regulations mandate fairly stringent acoustical isolation of these units from the freeway.

- When the applicant questioned the timing for the next presentation, Dolph commented that an action motion is typically after the draft EIR has been issued along with the first round of City cycle comments.
- Overall, the revisions to the project were well received by the DAB.

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

The meeting was adjourned at 4:20 P.M., with the next regularly meeting tentatively scheduled for Monday, April 4, 2016.

The Community Plan Update Subcommittee (CPUS)
 MINUTES OF THE REGULAR MEETING OF:
Community Plan Update Subcommittee
Mission Valley Planning Group
February 12, 2016

Members Present:

Terrence Fox, Alan Grant, Rob Hutsel, Derek Hulse, Richard Ledford, Elizabeth Leventhal, Andrew Michajlenko, Patrick Pierce, Michael Richter, Rebecca Sappenfield, John Schneidmiller, Marco Sessa, Dottie Surdi, Karen Tournaire

Members Absent:

Deborah Bossmeyer, Paul Brown, Perry Dealy, Ryan Holborn, David Norvell, Karen Ruggels, Nate Smith, Rick Tarbell

San Diego City Planning Staff and Consultants present:

City: Maureen Gardiner, Nancy Graham, Tara Lieberman, Carly Rask
 Dyett & Bhatia – Rhajeev Bhatia

Governmental Staff:

Karen Reilly, San Diego Public Library

Others in attendance:

Cindy Moore, John Zierbarth

A. Call To Order

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:00 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. Planning Issues and Options

Nancy Graham introduced Dyett & Bhatia to review community planning issues and options.

1. Dyett & Bhatia reviewed issues affecting long-term physical development in the Mission Valley Community, and presented potential options for addressing those issues through the Community Plan Update. The issues often reflect both particular constraints that affect the valley, and opportunities to make the area a more livable, economically vibrant, and ecologically healthy place. Issues and options reviews included:

- a. Fostering coherent interconnected neighborhoods.
- b. Promoting connections across physical and natural barriers.
- c. Need for a “Main Street” and appropriateness of Camino de la Reina or other street segments.
- d. Opportunities for an interconnected park and open space system.
- e. Maintaining the vitality of retail in Mission Valley.
- f. Prospects for future office development.
- g. Opportunities on large underutilized sites.
- h. Appropriate land uses South of I-8.
- i. Strategies to reduce greenhouse gas emissions.
- j. Opportunities for urban agriculture.
- k. Opportunities to grow the tree canopy.

C. Open Discussion

- 1. Nancy Graham distributed an Issues and Options Worksheet for the Subcommittee to complete as a homework assignment. Participant responses will be reviewed by the City and the City’s consultants and incorporated into future work product.

D. Adjournment: The meeting adjourned at 4:30pm. Next Regular Meeting Date – Friday, March 11, 2016 at the Mission Valley Library, Community Room.