

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

April 6, 2016

MEMBERS PRESENT

Steve Abbo
Deborah Bossmeyer
Paul Brown
Perry Dealy
Robert Doherty
Randall Dolph
Alan Grant
Matthew Gillory
Rob Hutsel
John Laraia
Elizabeth Leventhal
Andrew Michajlenko
Jim Penner
Keith Pittsford
Marco Sessa
Dottie Surdi
Rick Tarbell
Josh Weiselberg

MEMBERS ABSENT

Bob Cummings
Derek Hulse
David Norvell

FEDERAL REP'S STAFF

Mark Zambon

STATE STAFF

Jason Weisz

CITY STAFF

Nancy Graham

Liz Saidkhanian

COUNTY STAFF

GUESTS

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: 18 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE

Keith Pittsford 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.

C.1 AGENDA CHANGE

Dottie noted a change in the agenda. Civitas presenter asked Item D be removed from their presentation.

Keith Pittsford moved to approve the removal of Item D from Civitas agenda. Randall Dolph seconded the motion. Motion was approved 16-0-2 with Marco Sessa and Alan Grant abstaining

Guests introduced themselves.

D. APPROVAL OF MINUTES: TABLED.

Minutes to be approved at the May meeting.

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. MEMBERSHIP COMMITTEE:

Bob Cummings has resigned the position of Membership Co-Chair. Keith Pittsford announced we have 4 openings on the Mission Valley Planning Group Board.

G. TREASURER'S REPORT

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

H. PUBLIC SAFETY REPORTS

1. Police Department – Officer Tom Bostedt reported.
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 reported.

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 upcoming Mission Valley CPU. A Subcommittee meeting was held on March 11, 2016. Minutes attached.

The Mission Valley CPU Subcommittee will meet on Friday April 8, 2016 at 3:00 p.m. at Mission Valley Library with the meeting dedicated to land use issues.

5. State Representatives

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

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

6. Federal Representatives

a. Congresswoman Susan Davis' Office

Mark Zambon 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

A. Proj #424475 Public Park at Town & Country Hotel- by Todd Majcher, Lowe Enterprises / Action Item

Advising on initiation of planning process with City Park Planning for proposed 4.33 acre public park located on site at 500 Hotel Cir N., to include passive recreation opportunities.

Todd gave an invitation to attend a special workshop on April 27, at 6pm, at the Town & Country. Seeking public input on the Park Amenities, etc. Also, noted that the Draft EIR on the entire project is to be released in next few weeks. Will return to Mission Valley Planning Group to discuss all other areas of the project. Dotti Surdi clarified that the Mission Valley Planning Group was only discussing the park at today's meeting.

Motion: Designate Parks Ad Hoc Comm as advisory group for design of 4.3 acre Public Park, per City Council Policy 600-33. Rob Hutsel moved to approve, Josh Weiselberg seconded, the vote was 17-0-1 with Andrew Michajlenko abstaining.

B. Proj #432756 San Diego Mission TM by Tony Pauker / Action Item

Located at 10222 and 10306 San Diego Mission Road. Requesting (Process 4) Tentative Map and Site Development Permit to demolish two existing commercial buildings and construct 58 town homes with at least 10% affordable housing units. Seeking to approve zoning deviations. Including: retaining wall height at tree pockets; front yard setback distance (a technicality due to an easement); rear yard setback distance; deviation to the massing/plane change requirement. DAB: Randy Dolph presented the report from the DAB. Minutes attached.

Questions:

- Q) Potential for traffic congestion at the site.
- A) Justin Ross LOS Engineer. Project adds 31 vehicles at peak times which is considered less than significant. City Staff has signed off on traffic based on allowable usage and zoning.
- Q) Andrew Michajlenko asked about size of retaining wall at rear of project.
- A) 6' at its highest point.

Several members were complementary of design and site planning.

Motion: Recommend the project to the planning commission (Process 4), subject to the comments contained in the DAB report.

Randy Dolph moved the motion, Keith Pittsford seconded. 16-0-2.

C. Proj CIVITA 4 proposed developments by Mark Radelow / Information Item

Marco Sessa steps away from planning group to present project.

1. 62 residential stacked flats for sale by ColRich located on Lot 1 of Civita Final Map No. 16013 (Map G) within the Terrace District West of the Quarry Falls Specific Plan.

2. 132 residential for-sale townhomes in various configurations by New Home Co. located on Lot 8 of Civita Final Map No. 16072 (Map HI) within the Ridgetop District East of the Quarry Falls Specific Plan.

3. Mixed-use ~440 apartments and ~20,000 SF retail within two podium buildings by Sudberry Properties, Inc. located on Lot's 2 & 5 of Civita Final Map No. 15878 (Map BC) within the Creekside District Central & East of the Quarry Falls Specific Plan.

Presented as informational item. Submitted to city as substantial conformance review.

K. OLD BUSINESS

1. Subcommittee Reports:

A. Standing Committees:

1) Design Advisory Board – Randy Dolph

Randy Dolph reported on the meeting that was held on April 4, 2016 in which Civitas Project presented. Minutes attached.

2) River coalition (Subcommittee chair?) Encouraged attendance at the next meeting which is set for Monday May 2, 2016 at 3:30 p.m. at the Mission Valley Library.

3) 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 March 11, 2016. Minutes attached. The Mission Valley CPU Subcommittee 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 did not meet as no items were on the agenda.

2) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth expressed concern regarding the San Diego Police Department “Quality of Life” team as follows:

- The inability to directly contact the team (via phone or email)
- Their staffing levels
- MVPG lack of knowledge of the Quality of Life Team, which could be remedied by an invitation to a future MVPG meeting for a brief report on their activities.

3) Riverwalk

The committee did not meet.

2. Community Reports

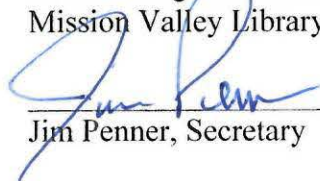
1. San Diego River Coalition

Alan Grant reported the next meeting is April 22, 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>.

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 May 4, 2016 at 12:00 p.m. at the Mission Valley Library, Community Room.

 5-4-16
Jim Penner, Secretary

**DESIGN ADVISORY BOARD
Mission Valley Planning Group**

April 6, 2016

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of April 4, 2016 DAB Meeting

The meeting was called to order at 3:40 P.M. in the Mission Valley Library. Members present were: Paul Dugas, Randy Dolph, Steve Kiss, and Dottie Surdi. Applicant representatives from the Mission Road Townhome project team included Tony Pauker, Will Mack, Jason Shepard, Leigh Olszewski, Graeme Gabriel, Kirk McKinley, and Nancy Keenan. Applicant representatives from the Civita project team included Marco Sessa, Matt Croft, John Glaser, Tim Nguyen, Tony Pauker, Graeme Gabriel, Kirk McKinley. Guests included Kathy McSherry and John Molina.

10222-10306 Mission Road Townhomes – Action Item

Tony Pauker with ColRich introduced the team. Nancy Keenan provided an overview of the project. Highlights from the presentation included the following:

- The project consists of 58 for-sale townhomes, in 11 buildings, on a 2.6 acre parcel located at the northwest corner of San Diego Mission Road and Rancho Mission Road. Six units are designated affordable. Units ranged in size from 1,272 to 1,862 sf, all three bedrooms.
- A change in elevation of 40 feet occurs across the site.
- A one-way loop road connects the development. The overall width is 26 feet for fire-lane access and is comprised of a 20-foot-wide road, 2-foot-wide green strip, and a 4-foot-wide concrete band for pedestrian circulation.
- Up-sloping units have small private back yards; down-sloping units have front patios.
- Each building provides a distinctive massing scheme and color palette to differentiate it from the adjacent units.
- Pedestrian routes internal to the site were reviewed.
- Common areas include a small open area (dog park) near the entry, lending library, and small community garden areas between buildings. The common areas near the entry drive were designed to be bio-retention areas.
- Several zoning deviations are being requested, including: retaining wall height at tree pockets; front yard setback distance (a technicality due to an easement); rear yard setback distance; deviation to the massing/plane change requirement, mostly occurring on the sides between buildings.
- Price points were estimated to be in the \$600,000s, with an estimated \$235 HOA fee.

Questions, comments, and concerns included:

- When asked about trash and recycling services, the applicant noted that residents will be responsible for housing their trash and recycling bins in their garage, and moving them curbside on pick-up days. A private trash company will service the development.
- After inquiring about off-street improvements, the applicant commented that San Diego Mission Road will be widened to accommodate on-street parking. The DAB expressed concerns that this parking will be used by other developments in the area, rather than being dedicated to this project.

- As part of a discussion regarding building materials, the applicant noted that the exterior wall construction was primarily stucco painted in different colors, with metal garage doors, metal front doors, and glass windows.
- With predominantly flat roofs, coupled with the change in grade elevation across the site, the DAB expressed concerns that any mechanical equipment on the roof will not be screened from view. The DAB took exception to locating mechanical units on the front patios of down-sloping units.
- Overall, the project was well received by the DAB.

Since this project was before the board as an action item, Kiss initiated a motion to recommend the project to the planning group, subject to addressing the outstanding City Cycle Comments, including, but not limited to, the comment to address screening the mechanical units from view. The motion was seconded by Surdi. The motion was approved 4-0-0. The DAB thanked the team for an exemplary presentation.

Civita – Informational Items (all Substantial Conformance Review – Process 1)

Civita 40 (New Home Company)

This project consists of 133 for-sale units as part of the Ridge-Top East District. The units are designed to maximize view opportunities. Units range in size from 1,500 to 2,700 square feet and include balconies in three-story tall buildings. Exterior materials proposed include concrete roof tile, porcelain tile, stone veneer, stucco, and metal railings.

Civita 29 (ColRich Development)

This project proposes 62 for-sale units on a 2-acre sloping site in the Terrace West District. Seven buildings house the units, ranging in size from 1,400 to 2,200 square feet with 2 to 4 bedrooms. Exterior materials proposed included stucco, horizontal wood siding, vinyl windows, stone veneer, and metal railings.

Apartment Project No. 3 (Sudberry Development)

This project consists of one residential apartment building and one mixed-use building, with a grand total of 463 units and approximately 17,500 square feet of retail space. Several recreation, pool, and amenity areas are included. The 6-story buildings consist of a Type 1 (concrete) podium with Type 5 (wood) construction above. The residential and retail units "wrap" around the parking structure. A total of 849 parking stalls are provided in the parking structure and on grade. Materials proposed for the project include stucco, accent materials (to be determined), glass/windows, storefront, and railings.

Since the projects were before the DAB for information only, the DAB thanked the applicants for their presentation.

The meeting was adjourned at 5:15 P.M., with the next regularly meeting tentatively scheduled for Monday, May 2, 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
Mar 11, 2016

Members Present:

Deborah Bossmeyer, Paul Brown, Terrence Fox, Alan Grant, Ryan Holborn, Rob Hutsel, Derek Hulse, Elizabeth Leventhal, Andrew Michajlenko, Patrick Pierce, Michael Richter, Karen Ruggels, Rebecca Sappenfield, John Schneidmiller, Nate Smith, Dottie Surdi

Members Absent:

Perry Dealy, Richard Ledford, Marco Sessa, Rick Tarbell, Karen Tournaire

San Diego City Planning Staff and Consultants present:

City: Maureen Gardiner, Nancy Graham, Tara Lieberman, Carly Macias, Naomi Siodmok
Chen Ryan Associates --Monique Chen
SANDAG - Scott Strelecki

Governmental Staff:

Karen Reilly, San Diego Public Library

Others in attendance:

Izamar Hernandez Hook, Stacy Hudson, Cindy Moore, Jim Penner, Daniel Smith, John Zierbarth

A. Call To Order

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:08 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. Mobility Issues and Options

Nancy Graham introduced Monique Chen, Chen Ryan Associates, to review mobility issues and options.

1. Chen Ryan Associates recapped the primary modes of mobility needs from the January 2016 Mission Valley Community Plan Update Subcommittee meeting.
 - a. Street and Freeway Needs
 - b. Transit Needs
 - c. Walking Needs
 - d. Cycling Needs
2. Chen Ryan Associates reviewed mobility options for the primary modes of transit throughout Mission Valley (see distributed planning diagrams).

- a. Roadways
 - i. Improved connectivity via new roadway segments, especially North-South connectivity.
 - ii. Improved freeway interchange connections.
 - iii. Signal coordination for improved traffic flow.
 - iv. Strengthen street grid to reduce congestion.
 - v. Implement a "Main Street" concept.
 - vi. Traffic calming devices to reduce speeds and improve bicycle and pedestrian safety.
 - vii. Road diet to right-size roadway segments and improve bicycle and pedestrian safety.
 - b. Public Transit
 - i. Consider a new light rail station at Riverwalk.
 - ii. Provide improved transit access for increased ridership.
 - iii. Provide new transit routes for convenience and increased ridership.
 - iv. Consider a community circulator on Camino de la Reina for local trips.
 - v. Consider an aerial tram connecting to UCSD Hospital (Hillcrest) and to Trolley Barn Park (University Heights).
 - vi. Consider dedicated transit lanes and bus priority signals.
 - vii. Consider a mobility hub where multiple modes of transit may interconnect.
 - c. Walking
 - i. River trail completion will enable a contiguous East-West pedestrian pathway.
 - ii. Improve connectivity to trails, especially North-South connectivity.
 - iii. Improve pedestrian roadway crossing distances by incorporating:
 - 1. Pedestrian medians and bulb-outs
 - 2. Pedestrian signal controls
 - 3. Improve pedestrian visibility by use of signaled crosswalks, Hawk, and lead pedestrian interval signals
 - d. Cycling
 - i. Leverage River trail completion and provide separated bike lanes.
 - ii. Improve connectivity to trails, especially North-South connectivity.
 - iii. Provide bike lanes (Class 2), buffered bike lanes, one-way cycle track (buffered), two-way cycle track (buffered) and raised tracks (buffered).
3. Nancy Graham shared a video of the proposed Downtown to Balboa Park aerial tram concept study. An aerial tram would have the following benefits:
- a. Estimated 10 min travel time between Mission Valley and UCSD Hospital.
 - b. Could interconnect with the light rail.
 - c. Could enable medical office development within Mission Valley with direct connectivity to the Hospitals in Hillcrest.
 - d. Trams run continuously offering low wait times as compared to other transit modes.
 - e. Infrastructure light in comparison to other modes of public transit.
 - f. Approximately 1/3 cost of light rail.

C. I-8 Corridor Study (SANDAG Presentation)

Nancy Graham introduced Scott Strelecki, SANDAG, to review the I-8 Corridor Study (see distributed SANDAG planning document).

Scott.Strelecki@sandag.org
Transportation Planner
619-699-6954

1. The SANDAG I-8 Corridor study was developed to improve bicycle and pedestrian facilities and access to transit stations along Hotel Circle and provide connections to Taylor St, Fashion Valley Rd, the Fashion Valley Transit Center, the San Diego River Trail, and the Uptown Regional Bikeway at Bachman Place. Improvements include:
 - a. Construct two-way cycle tracks, widen sidewalks, and provide improved transit stop amenities along Hotel Circle North and South.
 - b. Construct the San Diego River Trail through the Riverwalk development site. The Hotel Circle cycle tracks will connect to the San Diego River trail at Shelton Field, Via Las Cumbres, and Fashion Valley Rd.
 - c. Construct a Class-1 trail bridge connection between Shelton Field and the Mission Valley YMCA.
 - d. Construct a Class-1 trail along the West side of Fashion Valley Rd with connection to the Fashion Valley Transit Station.
 - e. Widen existing sidewalk on Hotel Circle under I-8.
 - f. Close existing I-8 hook ramps and provide new interstate interchanges that intersect Hotel Circle at right angles for improved pedestrian and bicycle safety.
 - g. Provide a one-way westbound roadway segment on Hotel Circle North.
 - h. Provide a one-way eastbound roadway segment on Hotel Circle South.
2. SANDAG's next steps:
 - a. Outreach to Community Planning Groups
 - b. Collaboration with the MVCPU
 - c. Final report targeted Fall 2016

D. Open Discussion

1. Nancy Graham distributed a Mobility 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.
2. Members of the Subcommittee raised concern with the speed at which the City and City's consultants are proceeding without interactive feedback from the Subcommittee. It was recommended that a longer meeting period be scheduled for an interactive Subcommittee workshop.

E. Adjournment: The meeting adjourned at 4:45pm. Next Regular Meeting Date – Friday, April 8, 2016 at the Mission Valley Library, Community Room.