

MINUTES OF THE REGULAR MEETING OF THE MISSION VALLEY PLANNING GROUP

June 1, 2016

MEMBERS PRESENT

Deborah Bossmeyer
Paul Brown
Bob Cummings
Perry Dealy
Randall Dolph
Alan Grant
Derek Hulse
Rob Hutsel
John LaRaia
Elizabeth Leventhal
Andrew Michajlenko
Jim Penner
Keith Pittsford
Marco Sessa
Rick Tarbell
Josh Weiselberg

MEMBERS ABSENT

Steve Abbo
Robert Doherty
Matthew Gillory
Dottie Surdi

CITY STAFF

Nancy Graham
Liz Saidkhanian

Perry Dealy, Vice-Chairman, 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: 16 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE

John LaRaia led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS

Perry Dealy welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Guests introduced themselves.

D. APPROVAL OF MINUTES:

1) May Minutes - Rob Hutsel moved to approve the minutes of the May 4, 2016 regular meeting. Alan Grant seconded the motion. Minutes were approved 14-0-2. With Deborah Bossmeyer and Andrew Michajlenko abstaining as they were not in attendance 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.

- 1) Eric Bowlby, San Diego Canyon Lands – Inviting public input into canyon enhancement planning, specifically Ruffin Canyon in Mission Valley. (website: sdcanyonlands.org).
- 2) Resident: Concerned about the lack of infrastructure to sustain growth of Mission Valley, specifically traffic in multiple locations and its impact on quality of life.
- 3) San Diego Oasis: Organization serving seniors through education, travel activities and volunteer opportunities. Losing lease at Macy's Mission Valley and looking for 10,000 to 15,000sf of space near currently location with access to public transportation.
- 4) UC San Diego Health: Inviting the community to Pride Lighting Ceremony event on June 29th celebrating the LGBT community and healthcare equality. (website: health.ucsd.edu/pridelighting).

F. MEMBERSHIP COMMITTEE:

Keith Pittsford announced we have 4 openings on the Mission Valley Planning Group Board; 2 Property Taxpayer, 1 Property Owner, 1 Resident. Several applicants for the resident opening and will recommend at least 1 (or more) at the July MVPG meeting.

G. TREASURER'S REPORT

Bob Doherty was absent but sent a written report that the balance is unchanged at \$1,357.06.

H. GOVERNMENTAL STAFF REPORTS

1. City Planning Update-Nancy Graham

Nancy Graham reported on the Mission Valley Community Plan Update. Community Plan Update Committee meets 2nd Friday of every month at 3pm at the Mission Valley Library. June meeting will focus on the San Diego River. July meeting will focus on parks.

I. NEW BUSINESS

1. Shea Homes: Action Item:

(Lucent II on Parcel #3 at Civita Map F). Requesting an Easement Vacation of the portion of the property no longer needed to serve the new storm drain location.

Motion: Rob Hutsel moved to approve the request. Keith Pittsford Seconded the motion. Unanimous vote 14-0-2. (Marco Sessa and Alan Grant recused themselves and stepped out of the room for this presentation).

2. Park in the Valley NDP: Action Item:

Tom Adam presented Park in the Valley Shopping Center, located on the north side Camino de la Reina between Mission Center Road and Camino de Este. Modification to existing 1995 permit (MV FSDRIP Special Permit No. 95-0368) to apply the current parking code requirements to site. Application/permit is a Neighborhood Development Permit (NDP) with a Process Two consistent with Municipal Code Section 126.0112(c). NO site or building construction involved.

Motion: Josh Weiselberg moved to recommend approval. Andrew Michajlenko seconded the motion. Motion passed 13-1-2 (Paul Brown voted against; Rob Hutsel and Elizabeth Levanthal abstained).

3. Serra Mesa Community Plan Amendment Street Connection Draft EIR: - -Action Item:

Seth Litchney, Senior Planner City of San Diego presented the draft Environmental Impact Report (EIR) for a community plan amendment to include a street connection from Phyllis Place in Serra Mesa to the Mission Valley border. Seth invited public comment on the EIR be directed to: City of San Diego Planning, Seth Litchney Senior Planner, 1010 2nd Ave, MS413, San Diego CA 92101, or through www.planningceqa@sandiego.gov. The Draft EIR is available for review at: <https://www.sandiego.gov/planning/programs/ceqa> (Alan Grant and Marco Sessa recused themselves from the MVPG for this item).

- a. John La Raia, Chair of the Phyllis Place / Franklin Ridge Road EIR Sub Committee presented the minutes of the sub-committee (attached).
- b. Public Comment:
 - Concerns about the impact of increased traffic for Civita surface streets, the traffic impact on the Sierra Mesa neighborhoods both west and east of the connection point at Phyllis, and increased queuing times at 805 connection.
 - Concerns about noise impacts in Civita and Sierra Mesa that traffic would bring.
 - Concerns about queuing on the Caltrans ramps of the 805 and regional traffic flow on the 805 & 163.
 - Questions and comments on whether increased traffic connectors positively or negatively impact the use of mass transit.
 - Concerns about the inadequacy of the EIR in addressing multiple areas including noise and traffic.
- c. Board Discussion:
 - Perry Dealy asked Marco Sessa (Civita developer) to give a brief history of the project. Sierra Mesa does not have the connection in their plan, Mission Valley does. Stated that developer conducted much more extensive traffic studies than the current EIR considers. Historically MVPG has always been in favor of the connection and SMPG has always been opposed to the connection. Developer has set aside road improvement expenditures that are spent differently depending on whether the road is approved or denied. They remain neutral on the project and will leave it up to the community and the City Council to decide.
 - Discussion on the desire to have the final draft EIR before voting on certification.
 - Discussion on the potential positives and negatives of the connection to Mission Valley.
 - Discussion on the negative impact of the connection to current Civita roadways; potentially turning Civita roadways into thoroughfares and losing neighborhood feel.
 - Discussion on areas of the EIR that the Sub-Committee recommends be more fully defined or addressed.

Motion: John LaRaia moved to support the road connection as described in the EIR, while asking that the City further address the following areas:

- Increase discussion on noise impact concerns
- Address the bike master plan
- Bolster the quantitative analysis on the no-project alternative, specifically as it relates to how a no-project alternative would impact other connection points within Mission Valley.
- Address Caltrans on queuing at the Phyllis Place 805 ramps.
- Correct apparent inconsistencies in the executive summary.

Seconded by Elizabeth Levanthal. Vote: 7-7-2, with the motion failing to carry. In favor: John LaRaia, Perry Dealy, Elizabeth Levanthal, Bob Cummings, Rob Hutsel, Paul Brown, Jim Penner. Opposed:

Deborah Bossmeyer, Andrew Michajlenko, Josh Weiselberg, Keith Pittsford, Randy Dolph, Derek Hulse, Rick Tarbell. Abstaining: Marco Sessa, Alan Grant.

Motion: Rob Hutsel moved to have the MVPG Chair send a letter to the City outlining the draft EIR concerns addressed by the sub-committee:

- Increase discussion on noise impact concerns
- Address the bike master plan
- Bolster the quantitative analysis on the no-project alternative, specifically as it relates to how a no-project alternative would impact other connection points within Mission Valley.
- Address Caltrans on queuing at the Phyllis Place 805 ramps.
- Correct apparent inconsistencies in the executive summary.

Seconded by Keith Pittsford. Motion passed: 11-3-2. With Deborah Bossmeyer, Paul Brown, John LaRaia voting in opposition. Abstaining: Marco Sessa, Alan Grant.

4. The Healing Center: Information Item.

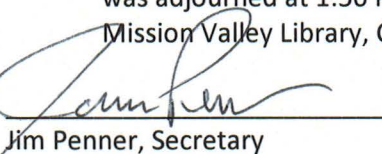
Ray Taylor presented on behalf of the Healing Center, a fully permitted Medical Marijuana Dispensary, the Healing Center of San Diego at 3703 Camino Del Rio S. Ray thanked the MVPG for voting on behalf of the Center, and encouraged continued support at the city in closing down illegal unpermitted dispensaries citing security and safety concerns.

J. OLD BUSINESS

1. Subcommittee Reports:

- 1) Design Advisory Board – Randy Dolph: DAB met to review the Mission Valley Library Solar plan.
- 2) River coalition – Alan Grant
No meeting in May due to "San Diego River Days." The agenda for the June 2017 meeting is yet to be set. June meeting: Friday June 17, 3:00 to 4:30pm at the Mission Valley Library.
- 3) Parks – Rob Hutsel
 - a. Encouraged participation in workshop regarding the Town & Country plan for a park along the river portion of their property. Workshop is June 6 at 6pm at the Town and Country Hotel, Terrace Salon 1 & 2.
 - b. Parks Committee will meet June 30 at noon at the San Diego River Park Foundation offices: 4891 Pacific Highway, Suite 114, San Diego, CA 92110.
- 4) Public Health, Safety and Welfare – Elizabeth Leventhal
(report to be inserted)

K. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:56 P.M. The next regular meeting will be on Wednesday July 6, at 12:00 p.m. at the Mission Valley Library, Community Room.



Jim Penner, Secretary

MISSION VALLEY PLANNING GROUP
Phyllis Place / Franklin Ridge Road EIR Sub-Committee
Minutes

Thursday May 26, 2016 / 4pm

Mission Valley Public Library, Community Room
2123 ton Parkway, San Diego, CA 92108

Sub-Committee Members Present:

John LaRaia, Chair
Elizabeth Leventhal
Rob Hutsel
Josh Weiselberg
Jim Penner

A. Call to Order: Chair John LaRaia

B. Introductions:

- Chair stated the purpose of the meeting was to discuss the Environmental Impact Report (EIR) for a Sierra Mesa community plan amendment to include a street connection from Phyllis Place in Serra Mesa to the Mission Valley border.

C. Presentation: Franklin Ridge Road (Phyllis Place) EIR- Seth Litchney, senior planner with the City of San Diego Planning department presented an overview of the project and the process undertaken to create the EIR. Seth requested that comments specific to the EIR be given in writing to the City, either to the Planning Department office, or through www.planningceqa@sandiego.gov.

D. Public Comment:

- Sierra Mesa Chair stated concerns about the impact of increased traffic for the neighborhood to west of the connection point at Phyllis; how noise and traffic may impact the 56 residents senior care facility on the Church property at the Phyllis place connection; and increased queuing times at 805 connection.
- Two Civita residents raised concerned about noise impacts of through traffic from Texas / Qualcomm streets coming through Civita to Phyllis Place connection.
- Two residents of Civita discussed how many residents daily take Mission Center Road north to Murray Ridge Road then south to Phyllis Place to connect to the 805 freeway. Essentially this route impacts Sierra Mesa to a great extent along Murray Ridge Road. If the Phyllis Place connector was created the traffic pathway to the freeway would be shortened reducing impact on Murry Ridge Road.
- Several residents brought up queuing on the Caltrans ramps of the 805. Questions were asked if the traffic queuing light timing on the 805 ramps could be altered to facilitate increased traffic.
- Questions and comments on whether increased traffic connectors positively or negatively impact the use of mass transit.

Sub Committee Comment and Discussion:

- Committee asked Nancy Graham for comments on the history of the project. Nancy stated that the project has been in the Mission Valley community plan since 1985, prior to Civita project. She also stated that the project is not in the Sierra Mesa Community plan.
- Marco Sessa (Civita developer) gave a brief history of the project, stating that he has presented to both MVPG and SMPG, with much more extensive traffic studies than the current EIR considers. Historically MVPG has always been in favor of the connection and SMPG has always been opposed to the connection.
- Discussion on the desire to have the final draft EIR before voting on certification.
- Discussion on the benefits of the connection to Mission Valley, which the Sub-Committee represents.
- Discussion on areas of the EIR that the Sub-Committee recommends be more fully defined or addressed.

John LaRaia moved to support in theory the road connection as described in the EIR, while asking that the City further address the following areas:

- Increase discussion on noise impact concerns
- Address the bike master plan

- Bolster the quantitative analysis on the no-project alternative, specifically as it relates to how a no-project alternative would impact other connection points within Mission Valley.
- Address Caltrans on queuing at the Phyllis Place 805 ramps.
- Correct apparent inconsistencies in the executive summary.

Seconded by Rob Hutsel. Motion passed 4-1. Voting in Favor: Rob Hutsel, John LaRaia, Elizabeth Leventhal, Jim Penner. Opposed: Josh Weiselberg

E. Adjournment: The Chair adjourned the meeting at 5:20pm.

DESIGN ADVISORY BOARD
Mission Valley Planning Group

June 1, 2016

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of May 31, 2016 DAB Meeting

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Randy Dolph and Steve Kiss. Applicant representatives from the City of San Diego Environmental Services included: Darren Greenhalgh, Lorie Cosio Azar, Bryan Olson, and James Chen. Guests included Liz Saidkhanian (Office of Councilmember Scott Sherman) and Jeff Clemetson (Mission Valley News).

Mission Valley Library Solar Project – Informational Item

Darren Greenhalgh provided a short Powerpoint presentation to the group. Highlights from the presentation included:

- Installation of solar will help the city achieve its climate action plan and its commitment to 100% renewable energy by 2035.
- In 2014, the city completed a “solar assessment” of over 200 city facilities, including the parking lot at the Mission Valley library.
- The photovoltaic (PV) system will be installed by a third-party provider through a power purchase agreement (PPA). The city will not own the PV system. The electric rates will be fixed for 20 years, and will not be subject to SDG&E's annual increases. The third-party provider will own, operate, and maintain the PV system.
- The PV system proposed for the MV library will provide approximately 175KW of power. This is estimated to offset about 80% of the library's energy usage.
- The solar project is anticipated to start construction in fall of 2016 and be completed in early 2017.
- An aerial view and several renderings of the proposed PV system were presented. Four large planes holding a total of 504 panels were supported from a generic steel framework of wide-flange beams and columns. The columns were located between rows of parking so as to not omit any parking stalls.

Questions, comments, and concerns included:

- Dolph described the purview of the DAB, including review of the design components of new projects in relationship to the existing context of the Valley. As such, the DAB expressed concerns that the generic quality of the proposed solar project's design lacked a connection with the existing MV library building. For discussion and inspirational purposes only, several images of unique PV parking structures were reviewed: Some had unique tree-like structures. Others broke up the plane of the PV panels with different heights. Some use wood structures, while others were steel. Some incorporated an open trellis adjacent to the PV panels. Dolph suggested the applicant team take cues from the architecture within the MV library for consideration in making the solar project a better fit for the library.
- When asked about specific details of the PPA, the applicant noted they will follow-up with more details of the PPA at a subsequent presentation.

- In response to a question as to whether the solar projects make financial sense, the applicant team noted that an energy savings of approximately \$1M per year is expected over the entire 23 solar projects.
- The DAB inquired if the city looked at owning the PV system in lieu of the PPA. The applicant commented that if the city owned it (as a government agency), the city would not be eligible for the federal tax credits. With the PPA, the private entity would be eligible for the tax credits and could apply this as part of the offset energy savings.
- A question was raised whether or not the PPA and PV system would impact any future potential expansion plans for the library. The applicant noted that the PPA contains a buyout option after 5 years.

The applicant agreed to come back to the DAB next month, for information only, to review the next iteration of the solar design in addition to addressing the outstanding items noted above.

Since the project was before the DAB for information only, the DAB thanked the applicant for their presentation.

The meeting was adjourned at 4:15 P.M., with the next regularly meeting tentatively scheduled for Tuesday, July 5, 2016.