

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

July 6, 2016

MEMBERS PRESENT

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

MEMBERS ABSENT

Steve Abbo
Matthew Gillory
John LaRaia
Marco Sessa
Dottie Surdi

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER

Verify Quorum: 15 members were present, constituting a quorum. 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.

B. PLEDGE OF ALLEGIANCE

Elizabeth Leventhal 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) Election Minutes - Rob Hutsel moved to approve the minutes of the March 2, 2016 election meeting. Alan Grant seconded the motion. Election Minutes were approved unanimous 15-0-0.
2) June Minutes – Josh Weiselberg moved to approve the minutes of the June 1, 2016 regular meeting. Randall Dolph seconded the motion. Minutes were approved 13-1-1. With Bob Cummings abstaining and Deborah Bossmeyer against.

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:

Keith Pittsford announced we have 4 openings on the Mission Valley Planning Group Board; 2 Property Taxpayer, 1 Property Owner, 1 Resident. Keith Pittsford made a motion to nominate Michaela Fortunato for the resident opening. Josh Weiselberg seconded the motion. The vote was unanimous 15-0-0.

G. TREASURER'S REPORT

Bob Doherty reported 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. (Minutes attached).

I. NEW BUSINESS

1. Legacy International Center – Action Item

- Jim Penner recused himself from the Board for this Action Item.
- Perry Dealy, acting Chair, asked Paul Brown to step in as MVPG Secretary for the Legacy International Center Action Item.

Jim Penner took the Board through statistics of the project and a “tour” of the project. The project is a reduction of square footage allowed by the Atlas Specific Plan, the heretofore governing document. Questions were requested and several were fielded by Jim and others involved in the project.

- a. Public Comment: Concerns raised about traffic impacts on Hotel Circle and Bachman Place, and any impact on the emergency vehicles to get to Medical Center. Traffic Engineer stated traffic flow would be enhanced by proposed widening of Hotel Circle. Also, Bachman/Hotel Circle traffic light has strobe interruption technology to clear traffic for emergency vehicles.
- b. Board Discussion:
 - What was the significance of the project leaving the Atlas Plan. Were there economic or other benefits that would be lost. Applicant stated the City requested that the project leave the Atlas Plan. Nancy Graham stated Atlas is a non-issue. It was created by Town and Country Hotel who owned several properties on Hotel Circle as a plan to provide funds to create a concrete channel for the river along their property. Since there is no longer a desire to do that, Atlas will never be implemented.
 - Was it possible to reduce project enough to eliminate unmitigated traffic. Applicant did not know if that was possible and at this point was not an option.
 - Several members commented they liked the changes over the past two years of coming before the MVPG.

Motion: Motion was made by Bob Cummings to recommend the project as submitted to the Planning Commission. Motion was seconded by Rick Tarbell. 12 voted in favor, Josh Weiselberg and Elizabeth Leventhal opposed. The vote was 12-2.



Submitted, Paul Brown, Interim Secretary

2. MV Solar Project: (Presented as an information rather than an action item) - City staff presented the proposed introduction of solar canopies to the parking area of the Mission Valley Library. Randall Dolph, chair of the Design Advisory Board also presented his report from the DAB meeting on this item held July 5, 2016. During the discussion Paul Brown stated that the solar panels will change look and feel of the library and its well-designed façade and parking areas.

Motion: Paul Brown made a motion to have the chair prepare a letter to send to the City and our Councilman Scott Sherman objecting to the introduction of solar panels in the parking area of the library, and to continue to look for alternatives. Josh Weiselberg seconded the motion. Motion passed 8-3-0. (in favor: Alan Grant, Josh Weiselberg, Derek Hulse, Perry Dealy, Jim Penner, Andrew Michajlenko, Paul Brown, Deborah Bossmeyer. Against: Randy Dolph, Rob Hutzel, Elizabeth Leventhal. Members absent for the vote (left meeting): Bob Cummings, Robert Doherty, Keith Pittsford, Rick Tarbell.

3. SANDAG presentation "Keep San Diego Moving Forward" measure: Not presented.

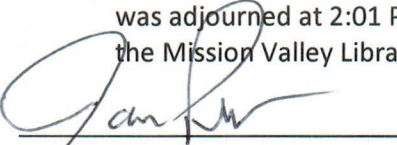
4. San Diego River Trail - Schmidt Design Group presenter. A project of the San Diego River Park Foundation, Glen Schmidt presented an update on the design progress on the section of the river trail from the Pacific Ocean to just past the 5 freeway.

J. OLD BUSINESS

1. Subcommittee Reports:

- 1) Design Advisory Board – Randy Dolph: DAB met on July 5, 2013 with the only agenda item the Mission Valley Library Solar Plan (Minutes attached).
- 2) River coalition – Alan Grant
Meets Friday July 15, 3:00pm at the Mission Valley Library.
- 3) Parks – Rob Hutzel
Parks Committee will meet July 21 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
Two homeless persons killed over the weekend and two others injured.

K. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 2:01 P.M. The next regular meeting will be on Wednesday August 3, at 12:00 p.m. at the Mission Valley Library, Community Room.



Jim Penner
MVPG Secretary

Community Planners Committee

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CPC DRAFT MINUTES FOR MEETING OF JUNE 28, 2016

MEMBERS PRESENT:

Ken Farinsky, Carmel Valley
Russ Connelly, City Heights
Jose Reynoso, College Area
Pat Stark, Downtown
Laura Riebau, Eastern Area
David Swarens, Greater Golden Hill
David Moty, Kensington/Talmadge
Cindy Greatrex, La Jolla
Noli Zosa, Linda Vista
Jeffrey L. Stevens, Mira Mesa
Debbie Watkins, Mission Beach

Daniel Smith, Navajo
Jim Baross, Normal Heights
John Ambert, Ocean Beach
Mel Ingalls, Otay Mesa
Mike Lutz, Rancho Bernardo
Jon Becker, Rancho Penasquitos
Wallace Wulfeck, Scripps Ranch
Bob Crider, Serra Mesa
Guy Preuss, Skyline/Paradise Hills
Robert Leif, Southeastern

VOTING INELIGIBILITY/RECUSALS: Ocean Beach.

Guests: John Dean and others.

City Staff/Representatives: Nancy Bragado and Maria Nieves.

NOTE: *The sign-in sheets provided at the entrance to the meeting are used to list CPC Representatives, guest speakers, and staff present at the meeting.*

1. **CALL TO ORDER:** Chair David Moty called the meeting to order at 7:00 pm and proceeded with roll call.
2. **NON-AGENDA PUBLIC COMMENT:**
Guy Preuss commented about the plan to make more bicycle lines in Downtown.
3. **MODIFICATIONS AND APPROVAL OF AGENDA:**
Robert Leif, Southeastern moved to approve the agenda. Seconded by Jose Reynoso, College Area. Motion passed unanimously.
4. **APPROVAL OF THE MINUTES OF MAY 24, 2016:**
Minutes approved as corrected 13-0-5. 5 Abstentions: Downtown, City Heights, Rancho Penasquitos, Rancho Bernardo and Kensington Talmadge.
5. **FIREHOUSE BOND- Information Item**
The presenter did not appear so the item was not heard.
6. **SANDAG "KEEP SAN DIEGO MOVING FORWARD" MEASURE: Information Item**

Muggs Stoll, Director of Land Use and Transportation Planning presented on SANDAG's potential November ballot measure which provides for a ½ cent sales tax to fund specific transit, highway, open space, bicycle and pedestrian projects throughout San Diego County.

7. **REPORTS FROM CPC APPOINTEES TO OUTSIDE BOARDS:** Information Item
Guy Preuss, Code Monitoring Team and Open Space Canyon Advisory Committee, reported to the CPC on the activities of these organizations.
8. **CPC APPOINTMENTS TO OTHER BOARDS:** Action Item
David Moty, biennial appointments to the Code Monitoring Team, Open Space Canyon Advisory Committee, Parking Advisory Board.

Code Monitoring Team:

Current Member: Guy Preuss, Skyline-Paradise Hills-

Confirmed: June 2013, June 2015. Appointment to be reviewed in June 2017.

Jose Reynoso, College Area, motion to appoint Dan Smith as alternate to the Code Monitoring Team. Seconded by Robert Leif, Southeastern. Motion passed unanimously.

Open Space Canyon Advisory Committee:

Current Member: Mike Lutz, Rancho Bernardo.

Confirmed: June 2013. June 2015. Appointment to be reviewed in June 2017.

Current Member: John Mooney: Skyline-Paradise Hills.

Confirmed: June 2013. Reconfirmation was not voted on in 2015.

Current Alternate: Robert McDowell, Serra Mesa.

Confirmed: June 2013. Reconfirmation was not voted on in 2015.

Laura Riebau, Eastern Area, motion to appoint John Mooney, Skyline-Paradise Hills, to the Open Space Canyon Advisory Committee. Seconded by [REDACTED]. Motion passed unanimously. Abstention: Linda Vista

Parking Advisory Board:

Dan Smith, Navajo, motion to appoint Noli Zosa, Linda Vista, to the Parking Advisory Board. Seconded by Laura Riebau, Eastern Area. Motion passed 17-0-2. 2 Abstentions: Normal Heights and Kensington/Talmadge.

9. **SIGNAGE REGULATION & ENFORCEMENT ISSUES-** Information Item
John Dean, Chair, Carmel Valley, discussed signage issues in San Diego. Topics included political signage on public property, private signage in the public right-of-way, the effectiveness of signage code enforcement, and the role CPC may wish to take on this issue.

Robert Leif, Southeastern, motion to form a committee. Seconded by Wallace Wulfeck, Scripps Ranch. Motion passed. Against: Eastern Area. Abstention:

Kensington/Talmadge. Committee consist of three members: Southeastern, Scripps Ranch and College Area with Jose Reynoso, College Area being the Chair.

10. REPORTS TO CPC:

- Staff Report: Nancy Bragado invited all Chairs and Vice Chairs of community planning groups to attend to upcoming P-COW (Planning Chair Operations Workshop) Thursday June 30, 2016.
- Subcommittee Reports: None
- Chairperson's Report: None
- CPC Member Comments:
 - John Ambert, Ocean Beach, spoke about a height limit issue with a Peninsula project.
 - David Swarens, Greater Golden Hill, encourage CPG's representatives to participate at the CPC meetings.
 - Wallace Wulfeck, Scripps Ranch, questioned to what extend does the City interface with the Public Utilities Commission.

9. ADJOURNMENT TO NEXT REGULAR MEETING, July, 26, 2016

The meeting was adjourned by Chair David Moty at 8:57 PM

DESIGN ADVISORY BOARD
Mission Valley Planning Group

July 6, 2016

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of July 5, 2016 DAB Meeting

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Randy Dolph, Paul Dugas, and Jerry Shonkwiler. Applicant representatives from the City of San Diego Environmental Services included: Darren Greenhalgh, Lorie Cosio Azar, Bryan Olson, and James Chen. Guests included Karen Reilly (MV Library Representative) and Jeff Clemetson (Mission Valley News).

Mission Valley Library Solar Project – Informational Item

Lorie Cosio Azar provided a short Powerpoint presentation to the group. Highlights included:

- Several photographic simulations indicated the proposed photovoltaic (PV) system in context to the existing library from vantage points around the site, including an aerial view.
- In an effort to tie the PV system with the library's architecture, the applicant proposed using the design of the existing exterior site lighting and applying this to the columns of the PV structure.
- Additional logistical information was presented:
 - The capacity of the proposed PV system proposed is 175kW.
 - The energy generated from the PV array is anticipated to offset 80% of the library's energy usage.
 - For the 12-month period ending April 2016, the library's total electricity consumption was 362,846 kWh, with a total electrical bill of \$87,359, and an average electric rate of \$0.24 per kWh.
 - The solar PPA rate for the library will be \$0.165 per kWh and will be fixed for 20 years.
 - The PV array is anticipated to save \$43,360/year, \$867,191 over 20 years.

Questions, comments, and concerns included:

- The DAB was receptive to the applicant's choice of using the design element found in the existing exterior light fixtures and applying this to the columns of the PV supporting structure. This will provide a visual texture that unifies the PV structure with the existing architecture.
- Shonkwiler inquired about the height of the PV system. The applicant noted that the distance from the ground to the lowest point of the PV array is 9 feet. Reilly commented that deliveries are made to the library via panel vans. As such, appropriate height need to be provided below the PV structure to accommodate such vehicles as well as access for fire trucks.
- Dugas inquired if the project will provide electrical charging stations for electrical vehicles. The applicant noted that it is not within the formal scope of this project, but that the infrastructure (conduit) for such future improvements will be considered.

- Dolph and Reilly both expressed concerns that the proposed massing of the PV structure blocks the library's visibility from major pedestrian access points. Dolph requested that the applicant reconsider some of the inspirational elements presented at the last meeting (i.e. openings in the PV array, trellis elements, etc.) This is especially important along the pedestrian path that connects the front entrance of the library to the balance of Fenton Marketplace. Reilly also noted that the public at large has difficulty finding the library since monument signage is not provided. Reilly echoed the importance of Dolph's comment, stressing the importance of the library's visibility for visitors unfamiliar with its location.
- When asked about the location of the PV inverter panels, the applicant noted that this equipment will be concealed from view in the adjacent exterior mechanical yard.
- After reviewing the proposed design of the columns in more detail, the DAB requested that the applicant remain cognizant of proportion and color. Greenhalgh noted that the paint color for the PV structure will be grey to match the existing light pole color.
- Since several of the existing exterior light fixtures will be demolished to facilitate the new PV array, Dolph requested the applicant consider the design of any new light fixtures to remain in keeping with the library's architecture. Greenhalgh noted that LED fixtures will be proposed.

The applicant will be presenting to the Mission Valley Planning Group tomorrow, discussing the collaborative efforts with the DAB, and agreed to come back to the DAB (for information only) to review specific details of the project when appropriate.

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 Monday, August 1, 2016.