

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

August 3, 2016

MEMBERS PRESENT

Steve Abbo
Deborah Bossmeyer
Bob Cummings
Randall Dolph
John La Raia
Marco Sessa
Alan Grant
Rob Hutsel
Elizabeth Leventhal
Michaela Fortunato
Dottie Surdi
Jim Penner
Keith Pittsford
Josh Weiselberg

MEMBERS ABSENT

Paul Brown
Matthew Guillory
Robert Doherty
Andrew Michajlenko
Rick Tarbell
Derek Hulse

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER

Verify Quorum: 14 members were present, constituting a quorum. Chairman Dotti Surdi 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

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:

Dotti Surdi asked for a motion to approve the July 6th Minutes. Elizabeth Leventhal requested additional detail be added to minutes regarding the Legacy Action Item to reflect the general discussion on the item.

Motion: Josh Weiselberg moved to postpone the approval to the July 6th minutes to the September meeting, and for Paul Brown, as Secretary, to provide additional detail. Keith Pittsford seconded the motion. Motion was approved 10-2-2 with Bob Cummings and Michael Fortunato opposing; and Marco Sessa and Dottie Surdi abstaining. Dotti asked that members who want to give input on the minutes on the Legacy project send them to Paul Brown and Dottie; and for any other July item to Jim Penner and Dottie for inclusion into the minutes.

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, and now 1 Business Person as Perry Dealy has resigned from the board.

MOTION: Keith made a motion to adopt a request by Josh Weiselberg to move his seat from Resident, to Local Business Person stating this would open up a spot for an additional Resident to join the MVPG. Deborah Bossmeyer seconded the motion. The vote was unanimous with Josh Weiselberg abstaining.

Keith stated that he has additional applicants to present to the board in September for vacant positions. Perry Dealy's resignation also means the Vice Chair position is open for election. Dottie requested that those who have interest in the Vice Chair position to forward those to her for consideration at the September meeting.

G. TREASURER'S REPORT

Bob Doherty was absent but sent an email to the Secretary attesting 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. Perry Dealy's resignation also provides an opening on the Community Plan Update Committee. Dottie asked that those wanting to be considered to forward their interest to her. (Minutes attached)

I. NEW BUSINESS

1) Lowe Enterprises – J. Todd Majcher, Presenter – Action Item

Project #424475 Public Park at Town & Country Hotel. Todd discussed the park project, including:

- The timeline of public workshops that have been held, Parks Sub Committee meetings, up through presentation at MVPG today, City Parks Department and ultimately City Council.
- Todd presented several renderings of the proposed park, with views from Fashion Valley Road, view from the T&C hotel across the river bridge to the trolley stop, and from the eastern boundary toward the west. Renderings included signage detailing, seating benches, and open grass areas.

Board Discussion and Questions:

- Rob Hutsel reported on the Parks Committee review of the project. Comments included a committee endorsement to recommend the project to the MVPG Board with the following items being addressed by the applicant:
 - o The Wayfinding from Hotel Circle North be incorporated into the project
 - o A route be identified and signage between Fashion Valley Road and the park for when Fashion Valley Road is closed do to flooding.
 - o The applicant return to the committee (in advisory role only) as design details are further developed.

- The applicant work with MTS to develop a vicinity map at the Fashion Valley Trolley Station
- Signage be included to direct park users to available public restrooms within the project.
- Applicant support further exploring of decorating the trolley supports with art or other features to help activate the zone along the Northern edge of the projects property.

MOTION: Marco Sessa moved to recommend the project, along with the additional Parks Committee recommendations, to the City of San Diego Park and Recreation Board. Rob Hustel Seconded the motion. The vote was unanimous with no abstentions.

2) Civitas – Mark Radelow, presenter – Action Item

Marco Sessa and Alan Grant recused themselves from the Board for this item.

Mark Radelow presented that the Quarry Falls Specific Plan allows transfer of densities between districts via a Process 2 approval. Mark presented a site plan for the project in how they would propose to transfer 53 units from Foothills District North to Ridgetop Districts, and proposing to transfer 38 units from Foothills District Southwest to Ridgetop Districts, with a total transfer between districts of 91 units.

Questions from the board included:

- Why the Ridgeline lots moved away from the original plan of single family homes to multi-family. Marco stated that the economics of the market drove the decision as single family homes would require a 1.2 million dollar price point and there wasn't enough market demand at that level.

Motion: Elizabeth Leventhal moved to recommend the proposed density transfer at Civitas to the City of San Diego. Deborah Bossmeyer seconded the motion. The vote was unanimous.

3) Water Group 948 – Deb Matheson presenter – Information Item

Deb Matheson, along with Ortiz Construction presented the plan to replace a water main along Camino Del Rio South from approximately Bully's east to Scheidler Way. Construction begins September, 2016.

Discussion points included:

- Local businesses and residents will have continuous water service via an at grade three inch water line while the sixteen inch main is replaced.
- Construction window is from September to April via a restriction from the City which does not allow water line replacement during the hot summer months due to fire risk with access to water for emergency services a priority.

J. OLD BUSINESS

1. Subcommittee Reports:

1) Design Advisory Board – Randy Dolph

DAB did not meet this month with no agenda items to consider.

2) River Coalition – Rob Hutel (presented for Alan Grant)

The River Coalition reviewed the Status of the Coalition's Annual Work Plan. Also, the Coalition discussed the results of the Spring River Field Survey (known as RiverBlitz) and other matters.

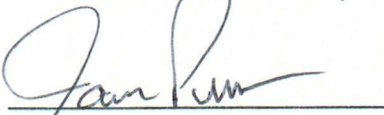
3) Parks – Rob Hutsel

Rob Hutsel reported on the design review of the Town and Country Park proposal (minutes attached). Rob reported on his presentation of the West Valley Crossing Project, which is an extension of the San Diego River Trail (minutes attached). The Parks Committee is recommending that the Chair of the Planning Committee be authorized to send a letter to SANDAG supporting moving Early Action Plan Funding to advance this project.

4) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth has made a request to Scott Sherman's office to have a Homeless Forum in Mission Valley.

- K. **ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:18 P.M. The next regular meeting will be on Wednesday, September 7, at 12:00 p.m. at the Mission Valley Library, Community Room.



Jim Penner
MVPG Secretary

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
July 8, 2016**

Members Present:

Deborah Bossmeyer, Terrence Fox, Alan Grant, Ryan Holburn, Rob Hutsel, Elizabeth Leventhal, Patrick Pierce, Karen Ruggels, Rebecca Sappenfield, John Schneidmiller, Nate Smith

Members Absent:

Paul Brown, Perry Dealy, Derek Hulse, Richard Ledford, Andrew Michajlenko, Michael Richter, Marco Sessa, Dottie Surdi, Rick Tarbel, Karen Tournaire

San Diego City Planning Staff and Consultants present:

City: Nancy Graham

Other: Andy Spurlock (Spurlock Landscape Architects)

Governmental Staff:

None

Others in attendance:

David Smith, Daniel Smith, Ken Gothelf, John Zierbarth, Karen Reilly, Carla Alexander

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. Parks & Open Space Opportunities Presentation

Nancy Graham introduced Andy Spurlock of Spurlock Landscape Architects to review the options for parks and open space in Mission Valley.

That presentation went over:

1. The Existing Open Space Network Context, including:

- a. The SD River Masterpark Master Plan
- b. Existing Parks
- c. Planned Parks

2. Various Current Nodes w/in the Valley, such as:

- a. Community Nodes
- b. Recreational Nodes
- c. Regional Retail Nodes

3. Open Space Network Characteristics, such as:

- a. The Naturalized Riverfront
- b. The Urban Riverfront
- c. Green Streets

4. Park & Open Space Opportunities

- a. In the Planning Area, Roads, & Rivers
- b. In Canyons
- c. By Mission Bay Park
- d. W/in the SD River Park
- e. W/in Existing Parks & Currently Proposed Parks
- f. Near Floodways
- g. W/in Potential New Parks
- h. On Green Streets & Linear Parks

5. Sections/Key Maps

- a. Section A: Near Fashion Valley/Linda Vista
- b. Section B: At Mission Center Rd/Near Serra Mesa
- c. Section C: Through Fenton Marketplace/Near Birdland

6. Precedents

- a. Urbanized River Front Precedents
 - 1. Guadalupe Riverfront Park - San Jose, CA
 - 2. Cumberland Park - Nashville, KY
 - 3. Buffalo Bayou River Park - Houston, TX
- b. RiverFront Amphitheater
 - 1. Vista Village Creek - Vista, CA
 - 2. Guadalupe Riverfront Park - San Jose
 - 3. Market Creek Plaza - SE San Diego
- c. Naturalized Riverfront Trails

1. Perreux River Banks - Paris, France
2. Mangfallpark - Rosenheim, Germany
3. Rio Manzanares - Madrid, Spain
4. Guadalupe Riverfront Park - San Jose
5. Ventura River Trail - Ventura, CA

d. Riverfront Recreation

1. Riverside Park - Algonquin, IL
2. Sefton Park - San Diego
3. Rio Santa Catalina - Monterrey, Mexico
4. Rio Manzanares - Madrid
5. Guadalupe Riverfront Park - San Jose

e. Neighborhood Parks

1. Montevale Park - Chula Vista
2. Oak Crest Park - Chula Vista
3. Playground - Chicago
4. Fault Line Park - San Diego
5. Children's Museum Park - San Diego

f. Playgrounds

1. Fire Wheel Town Center - Dallas
2. Adelaide Zoo - Australia
3. Lizard Log Park - Sydney, Australia
4. Playground - Hamburg, Germany

g. Green Streets/Linear Parks

1. 21st Street - Paso Robles, CA
2. Linear Park - Madrid, Spain
3. Lancaster Blvd - Lancaster, CA
4. Ballona Creek Park - Los Angeles

h. Natural/Canyon Trailheads

1. Mission Trails
2. Rose Canyon
3. Torrey Pines State Beach
4. Balboa Park

i. Street Trees

1. Mission Valley
2. Grant Hill
3. South Park

C.. Q's/Discussion

1. DID WE MISS ANYTHING OR ARE THERE OTHER CONSIDERATIONS?
2. DO ANY OF THE POTENTIAL PARK SITES SEEM INAPPROPRIATE?
3. HOW DO YOU FEEL ABOUT THE HIKING TRAILS SHOWN?
4. DO YOU FORESEE THEM BEING WELL USED?
5. HOW DOES THE EXISTING PRIVATE AMENITY SPACE AFFECT THE NEED FOR PUBLIC PARKS?

D. Specific Recommendations/Thoughts (Places for Potential Parks, Trails, Open Space & Connections)

- Creating an east-west trail along the south slopes to Bachman Place and the Presidio (Q's came up regarding how to address the 163?)
- Looking at the SDG&E site – behind the Art Institute (concern was expressed regarding the high voltage on that site)
- Connection from the Navajo area to Mission Valley ending at Qualcomm
- Qualcomm site – large buffer as agencies want to see
- Property along the south side – get a larger floodway and then greater development on Qualcomm – buy office in area – look into square footage of office south of Qualcomm (Centerside)
- Tecolote Trolley in Linda Vista (North of I-5 and I-8) – connection to Mission Valley Preserve along I-5
- If we could make Friars Road pedestrian friendly, why build bridges above it?
- Building finger parks
- Slow down Friars – create more local four way intersections and address east-west barriers
- Be cautious of reducing capacity along Friars Road
- Look at what would happen with a slower Friars in the traffic model
- Rio Vista – Could not do a green street due to slower speeds

- Traffic on Friars needs to handle traffic from interstates (I-8, 805, & 15)
- Create a multimodal balance and do not just focus on pedestrian needs
- Access to a 10 acre park in Qualcomm from Grantville (trolley, pedestrian...) Put connection on map
- Stevens Creek in California Example – pedestrian bridge runs along development



- A south side connection from Texas Street to SDSU
- Aerial Trams
- Interested in trailheads in Mission Valley
- River Conservancy – looked at trail alignment on the south side
- Restore parcel south of I-8 (parcel that was graded illegally) and get rid of the graffiti wall. Send the address to Deborah and she will look into getting the title report.
- Potential dog park near Dave and Busters – about 3 acres

E. Adjournment: The meeting adjourned at 4:40pm. Next Regular Meeting Date – Friday, August 12th, 2016 at the Mission Valley Library, Community Room.