

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

September 7, 2016

MEMBERS PRESENT

Steve Abbo
Deborah Bossmeyer
Paul Brown

Randall Dolph
Michaela Fortunato
Alan Grant

Derek Hulse
Rob Hutsel

Andrew Michajlenko
Jim Penner
Keith Pittsford
Marco Sessa
Dottie Surdi

Josh Weiselberg

MEMBERS ABSENT

Bob Cummings
Robert Doherty
Matthew Guillory
John La Raia
Elizabeth Leventhal
Rick Tarbell

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 – led by Paul Brown

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 and August 3 minutes. It was noted that the Community Planning Sub-Committee meeting minutes for July and August were not yet ready.

Motion: Randy Dolph made a motion to postpone the approval of July minutes until the October meeting, giving time for the Community Plan Update Committee meeting minutes can be incorporated. Andrew Michajlenko seconded the motion. Unanimous consent.

Motion: Keith Pittsford made a motion to postpone the approval of August minutes until the October meeting, giving time for the Community Plan Update Committee meeting minutes can be incorporated. Alan Grant seconded the motion. Unanimous consent.

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 recommended two Property Taxpayer candidates to the board, Larry Wenell and Kathy McSherry, and gave a brief bio on each candidate. Both are residents of Mission Valley. Keith then distributed ballots to the MVPG membership with both candidate's names listed. The members of the board cast their ballots, which were tallied by Keith Pittsford and Rob Hutsel. A majority of members voted in favor of the candidates and they were immediately seated on the board.

Keith then noted that Marco Sessa had been nominated for the vacant position of MVPG Vice-Chair and expressed his willingness to serve. Elizabeth Leventhal had previously expressed interest but withdrew in favor of supporting Marco. A written ballot was taken by the members and tallied by Keith Pittsford and Rob Hutsel. A majority of members voted in favor of Marco Sessa as vice chair.

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. Dottie asked for volunteer to join the committee to fill the vacancy left by Perry Dealy. Larry Wenell agreed to serve on the subcommittee and Dotti affirmed Larry for the seat. (Minutes attached).

I. NEW BUSINESS – Action Items:

1) Legacy International Center – Jim Penner, Carrier Johnson Architects, presenting – Action Item

Note: Jim Penner recused himself and became part of the audience. MVPG Chair Dottie Surdi appointed Rob Hutsel to act as Secretary for this item.

Mr. Penner introduced the item. Several key points were made including:

- a. This is a refinement of the previously presented project;
- b. The refinement was an effort to address traffic concerns;
- c. Project Floor Area reduced about 34%;
- d. Parking is consolidated and re-designed which results in eliminating approximately 200 parking stalls;
- e. Hillside encroachment was been eliminated;
- f. Traffic generated (new) reduced about 87%;
- g. Entry Monument has been removed;
- h. Water feature has been minimized;

- i. Photovoltaic panels have been installed on parking. This will generate an estimated 7 – 10% of the electricity needed;
- j. The refinement results in no unmitigated traffic impacts.

Questions and comments from Planning Group member and audience members:

#1 Project is well done. Is there an easy way to describe how the traffic reduction was achieved?

Response: The 300 seat theater was reduced to 100 seats. 40,000 square foot of lecture halls was reduced to 13,000 – 14,000 square foot.

#2 Are there less hotel rooms? Response: No, but the rooms were reduced in size and redesigned.

#3 Have you modified the vision of the number of attendees? Response: It has been right-sized based upon how we anticipate it being used.

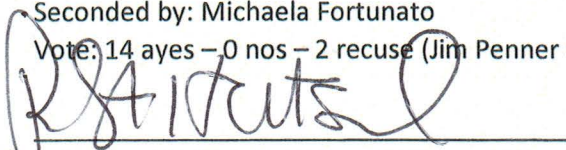
DAB report was presented. Their report is part of the meeting minutes.

Motion: To recommend approval of the project incorporating the DABs recommendations.

Made by: Keith Pittsford

Seconded by: Michaela Fortunato

Vote: 14 ayes – 0 nos – 2 recuse (Jim Penner and Steve Abbo)



Submitted by Rob Hutsel, acting treasurer

NEW BUSINESS – Information Items:

- 2) **Town & Country Resort, Lowe Enterprises – J. Todd Majcher presenting – Information item.**
Project #424475 Public Park at Town & Country Hotel.

Todd Majcher provided an informational update to the Town and Country project, noting that the EIR has been released. The project goals include: A destination resort, activating the river, expanding parks, strong transit oriented design, walk-able neighborhood, timeless design. 700 rooms down from 948. New 11,000sf lobby, 170,000 sf conference center, new food/beverage. No new ADT's are included in the project. It was noted that the "Town and Country" name will be retained and retained buildings are being modernized with theming reflecting mid-century California Ranch style. Updating on the Royal Palm tower has already started with new paint scheme. The applicant noted that they expect to come before the MVPG as an action this year in the months ahead.

Randy Dolph read the minutes from Lowe's presentation to the DAB the previous day (9/6/16 DAB meeting).

As this was an information item no motion was made and the Chair thanked the applicant for their presentation.

J. OLD BUSINESS

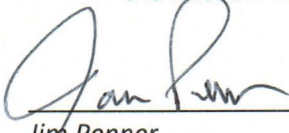
1. Subcommittee Reports:

- 1) Design Advisory Board – Randy Dolph

DAB met on September 6, 2016. Randy stated that he read the complete meeting minutes within the New Business Action and Information items above. (DAB minutes are attached)

- 2) MV Community Plan Update Committee – Elizabeth Leventhal/Andrew Michailenko. Andrew reported that the last meeting discussed the Urban Design Study which highlighted areas of Mission Valley capable of more density. He reported that this lead to a lively discussion on the topic. Community Plan Update Committee meets 2nd Friday of every month at 3pm at the Mission Valley Library
- 3) River Coalition – Alan Grant
Alan stated that SANDAG gave an update on the River Park Trail progress, specifically by Qualcomm Stadium. Work to start after the Chargers football season concludes. Alan also announced they will not meet this month but encouraged attendance at the San Diego River Park Foundation 15th anniversary celebration on Thursday September 22 from 6 to 9pm at the Town and Country Resort. RSVP to www.sandiegoriver.org or call 619-297-7380. (suggested donation \$10)
- 4) Parks – Rob Hutsel
No New items to report.
- 5) Public Health, Safety and Welfare – Elizabeth Leventhal
Elizabeth was absent, no report.

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, October 5, at 12:00 p.m. at the Mission Valley Library, Community Room.



Jim Penner
MVPG Secretary

BALLOT

MISSION VALLEY PLANNING GROUP

Election of Board Members

Election Date: September 7, 2016

Elected Positions to Expire March 2020

PROPERTY TAXPAYER Vote for 2 or less		
1.	Larry Wenell	
2.	Kathy McSherry	
3.		
4.		
5.		

LOCAL BUSINESSPERSON Vote for		
1.		
2.		
3.		
4.		
5.		

RESIDENT Vote for		
1.		
2.		
3.		
4.		
5.		
6.		

PROPERTY OWNER Vote for		
1.		
2.		
3.		
4.		
5.		
6.		

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
Aug 12, 2016**

Members Present:

Terrence Fox, Rob Hutsel, Richard Ledford, Andrew Michajlenko, Patrick Pierce, Michael Richter, Marco Sessa, Nate Smith, Karen Tournaire

Members Absent:

Deborah Bossmeyer, Paul Brown, Alan Grant, Ryan Holborn, Derek Hulse, Elizabeth Leventhal, Karen Ruggels, Rebecca Sappenfield, John Schneidmiller, Dottie Surdi, Rick Tarbell

San Diego City Planning Staff and Consultants present:

City: Maureen Gardiner, Nancy Graham, Naomi Siodmok
Dyett & Bhatia – Rajeev Bhatia
MW Steele Group – Diego Velasco, Gaelle Brasseur

Governmental Staff:

None

Others in attendance:

Ken Gothelf, Mary Wang, 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. Urban Design Guidelines and Preliminary Urban Design Studies

Nancy Graham introduced Dyett & Bhatia and MW Steele Group to review urban design guidelines and preliminary urban design planning concepts for select study areas.

1. Urban design concepts and guidelines. Nancy Graham and the consultant team reviewed a presentation on urban design guiding principles. The presentation included urban design principles for streetscapes, site planning, and building design which when successfully embraced improve the quality of community.
2. Urban design goals were presented by Nancy Graham and the consultant team.
 - a. Vibrant, distinct and walkable mixed-use districts
 - b. Connected and safe neighborhoods
 - c. Improved connections and access across physical barriers

- d. Create a strong public realm framework
 - e. Parks and open spaces that enhance access to both transit and the San Diego River
 - f. Sustainable design
3. Context based guidelines and goals were presented by Nancy Graham and the consultant team:
- a. River district goals:
 - i. Establish transition zones
 - ii. Enhance trail entrances and river access
 - iii. Establish and protect overlooks
 - iv. Protect views of the river
 - v. Guide storm water capture
 - b. Transit area goals:
 - i. Ensure station visibility
 - ii. Create enhanced station arrival area/ plaza
 - iii. Establish walkable blocks
 - iv. Orient adjacent uses to establish an identifiable transit area
 - v. Establish an identifiable architectural design for each transit area
 - c. South of I-8 goals:
 - i. Buffer uses where adjacent to freeway
 - ii. Establish a consistent relationship between development and Camino del Rio South
 - iii. Establish gateways and enhance visibility of development, where appropriate
 - d. Hillside goals:
 - i. Limit grading
 - ii. Ensure site design controls erosion
 - iii. Protect views of and from hillside areas
 - iv. Enhance trail access
 - e. Nodes and gateway goals:
 - i. Orient development to create a sense of place
 - ii. Ensure an active and comfortable building-to-street relationship
 - iii. Enhance pedestrian connectivity
 - iv. Incorporate signature architecture
 - v. Incorporate branding/ identify features into streetscape design
4. Preliminary Urban Concepts. The following study areas were selected based upon 1) relatively low existing development density (FAR), and 2) relatively low accessed land value, making these study areas candidates for potential redevelopment within the next 20 years.
- a. Park Valley Center. The consultant team presented a mixed-use, transit oriented, river corridor redevelopment scenario for the existing retail strip center into a gateway community node with retail, residential, activated transit center, structured parking, public open space, river access, and an activated transit center. The following subcommittee comments were noted:
 - i. Increase intensity of development – make it worth redevelopment

- ii. How do we make this economically viable?
 - iii. Not economically viable to tear down 260,000 square feet of existing retail
 - iv. Further consider impact of the existing trolley line and river access
 - v. Interior walkway is a positive component that draws pedestrians away from high ADTs on Camino de la Reina
- b. Camino del Rio South. The consultant team presented a hillside and south of I-8 redevelopment scenario for an existing low density office site. The study proposed mid-rise development with structured parking, rooftop open space and hillside trail connectivity. The following subcommittee comments were noted:
 - i. Building dimensions appear to too large for an idealized office floorplate
- c. Rio San Diego. The consultant team presented an infill, mixed-use, transit oriented redevelopment scenario for an existing office park with surface parking. The study proposed mid-rise infill development potential with structured parking, activated ground floor retail, and pedestrian connectivity.
- d. Friars Mission Center and Hazard Center East. The consultant team presented a master plan vision for a mixed-use, transit oriented redevelopment scenario for multiple land holdings extending from Mission Heights to the North bank of the San Diego River at Mission Center Road. Land areas included Mission Heights, Regency Center, Hazard Center East, and commercial properties located East of Mission Center between Friars Rd and the San Diego River. The study proposed development of a public open space framework extending from Mission Heights and terminating within a plaza/ park at the North bank of the San Diego River (at Mission Center Road). The proposed redevelopment introduced low to mid-rise mixed-use development to define a commercial main street along the Mission Center Road. The following subcommittee comments were noted:
 - i. Positives of the design:
 - 1. Connectivity/accessibility
 - 2. Addressing the river
 - 3. Sense of walkability
 - ii. Look at the feasibility of having access to the river/ plaza within 100 feet of the river.
 - iii. Proposed urban quality of the study would be further enhanced by studying conversion of Friars Rd and Mission Center Road as an at-grade intersection.

C. Open Discussion

- 1. The Subcommittee generally responded well to the proposed development densities shown within the preliminary urban design studies. The subcommittee encouraged the consultant team to look at putting density along Mission Center Road – great location for a spine/to handle traffic.
- 2. The Subcommittee recommended using building height limits in lieu of floor limits in regulatory planning documents.

3. Subcommittee members requested the consultant teams to cite positives as well as negatives of Mission Valley when presenting to the Mission Valley Community Planning Group Subcommittee.
4. Subcommittee members inquired as to how the planning regulatory documents will incorporate and incentivize preferred community plan development. Consultant team noted the regulatory tools for will be reviewed in further detail at future sessions.
5. Subcommittee members requested that we maintain the “big picture” of the Community and not zoom too closely into parts -- always think about all components like traffic and flooding.
6. Subcommittee members expressed an interest in providing for public open space along the river edge in perhaps two or three locations along the river throughout Mission Valley.
7. Subcommittee members expressed interest in having the consultant team review the conversion of Friars Road from a freeway to boulevard between the I-805 and SR-163 with at-grade intersections in lieu of poorly functioning freeway fly ramps. Nancy Graham noted Friars at-grade intersection improvements may not be financially supported within the infrastructure plan. Nancy further noted that this may be a vision for the 2040 Community Plan Update. The Subcommittee recommended establishing short and long term goals for Friars Road.

D. Adjournment: The meeting adjourned at 4:35pm. Next Regular Meeting Date – Friday, September 9, 2016 at the Mission Valley Library, Community Room.

DESIGN ADVISORY BOARD
Mission Valley Planning Group

September 7, 2016

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of September 6, 2016 DAB Meeting

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Paul Brown, Randy Dolph, Paul Dugas, Jerry Shonkwiler, and Dottie Surdi. Applicant representatives from the Town and Country Project include Todd Majcher and Jenny An. Applicant representatives from the Morris Cerullo Legacy Center project included Jim Penner, Chris Morrow, and representatives from Carrier Johnson (Michael Stonehouse, Lina Asad, David Bali, and Vince Mudd). Guests included Jeff Clemetson (Mission Valley News).

Town and Country Project – Informational Item

Todd Majcher provided an informational update to the Town and Country project. Highlights included:

- The draft EIR was released 3 weeks ago.
- Goals of the project encompassed the following: Creating a destination, activating the river, expanding the parks and trails, strengthening the TOD mixed use, providing a walkable neighborhood, and incorporating a timeless design.
- Uses of the project included: 840 residential units, new and improved open space, 700 hotel rooms, new 18,000 sf lobby, 170,000 sf conference center, new food/beverage, and approximately 900 parking spaces (none below grade).
- With regard to traffic, the project scope contributes no new ATDs, and reduces peak flows.
- Off-site improvements include work on Hotel Circle and Fashion Valley Road. Also, the right-of-way is expanded along the south edge of the property.
- Project circulation is enhanced, both for pedestrians and for bike flow.
- Phase 1 of the project includes: Park/river enhancements, hotel, convention center, lobby, food/beverage, Hotel Circle / entry improvements, and pedestrian/bicycle connections.
- Phase 2 and 3 of the project include the new residential components.
- As part of the branding and design: The "Town and Country" name and logo will be retained, the existing buildings to remain will be modernized, a vibrant outdoor culture will be retained, the transition between inside/outside will be seamless, the proposed materials will remain simple with pops of color, and the design elements will unite the various buildings.

Questions, comments, and concerns included:

- The DAB inquired if the proposed improvements to the Union Tribune project had been reviewed. The applicant noted that they had, and acknowledged that the river bike and pedestrian paths will align.
- The location of the loading docks was reviewed.
- The DAB requested the applicant to carefully consider the visual aspects of the south entry to the project subsequent to the completion of Phase 1 but prior to Phase 2.

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

Morris Cerullo Legacy Center - Revised Scope Alternative – Action Item

Jim Penner and the Carrier Johnson team provided a "revised scope alternative" to the Legacy Center project. Selected components from the presentation included:

- Penner commented that the board of directors had concerns with the unmitigated traffic items in addition to ongoing concerns with several architectural elements.
- Carrier Johnson has been retained to: Refine the project with generally the same program, seek efficiencies, develop a design that reflects an international message, and creates a project that is more inviting to the public.
- Refinements to the project included: Reducing the program floor area (thus reducing traffic impacts), consolidating parking, eliminating hillside encroachment, eliminating entry arches, minimizing water features, improving on-campus circulation, increasing on-site power generation, and architectural refinements.
- Specific changes to the project discussed included: Consolidating the program to fit within 4 buildings versus 6 previously, no below-grade parking, moving the buildings to the street edge and locating the parking toward the rear, a reduction in gross area from 538,000 sf to 391,000 sf, retaining the view corridors, creating a timeless design, and eliminating 200 parking stalls (as a result of the increased efficiencies).
- Building materials proposed encompassed metal panels, stucco, decorative metal, glass and decorative glass, stone (Minnesota limestone), and wood.
- Although outside of the purview of the DAB, the applicant noted that the previous project resulted in a traffic increase of 1,805 ADTs. With the new revised scope alternative, the traffic increase is now 226 ADTs. With this, there are now no unmitigated traffic impacts.

Questions, comments, and concerns included:

- Several DAB members expressed favorable comments to the presentation, and wished the project would have started this way several years ago.
- The DAB also commented that the revised scope alternative had a good scale and texture to the project.
- When asked if any ramp improvements were included in the revised scope, the applicant noted that none are included, and commented that the ramp improvements are part of a bigger CALTrans improvement package. The applicant noted that off-site improvements did include widening of Hotel Circle South.
- Because of the significant amount of changes proposed, the DAB inquired if a new or updated EIR would be required. The applicant responded that the intent is to update the EIR without having to recirculate it.

Since the project was before the DAB as an action item, Dolph motioned to recommend the revised scope alternative to the planning group, contingent upon the following: (1) The applicant address all outstanding City comments, and (2) The applicant return to the DAB/MVPG with any updates to the EIR, as an action item if the EIR is recirculated, or as an information item if the EIR is not recirculated. Dugas seconded the motion. The motion was passed 5-0-0.

The meeting was adjourned at 5:05 P.M., with the next regularly meeting tentatively scheduled for Monday, October 3, 2016.