

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

October 5, 2016

MEMBERS PRESENT

Deborah Bossmeyer
Paul Brown
Bob Cummings
Robert Doherty
Randall Dolph
Alan Grant
Derek Hulse
Rob Hutsel
Elizabeth Leventhal
Kathy McSherry
Andrew Michajlenko
Jim Penner
Keith Pittsford
Marco Sessa
Dottie Surdi
Rick Tarbell
Larry Wenell

MEMBERS ABSENT

Steve Abbo
Michaela Fortunato
Matthew Guillory
John La Raia
Josh Weiselberg

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER

Verify Quorum: 15 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 Larry Wenell.

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, August 3rd, and September 7th 2016 minutes.

July 6, 2016 Minutes: Paul Brown made a motion to approve the minutes of the July 6, 2016 regular meeting. Alan Grant seconded the motion. Minutes were approved 9-0-6 with Paul Brown, Bob Cummings, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Andrew Michajlenko and Keith Pittsford voting yes; and Bob Doherty, Kathy McSherry, Jim Penner, Marco Sessa, Dottie Surdi and Larry Wenell abstaining.

August 3, 2016 Minutes: Dottie Surdi made a motion to approve the minutes of the August 3, 2016 regular meeting. Bob Cummings seconded the motion. Minutes were approved 12-0-3 with Paul Brown, Bob Cummings, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Andrew Michajlenko, Jim Penner, Keith Pittsford, Marco Sessa and Dottie Surdi voting yes, and Bob Doherty, Larry Wenell and Kathy McSherry abstaining.

September 7, 2016 Minutes: Keith Pittsford made a motion to approve the minutes of the September 7, 2016 regular meeting. Alan Grant seconded the motion. Minutes were approved 12-0-3 with Paul Brown, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutsel, Kathy McSherry, Andrew Michajlenko, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi and Larry Wenell voting yes, and Bob Cummings, Bob Doherty and Elizabeth Leventhal abstaining.

(Note: Deborah Bossmeyer and Rick Tarbell arrived at the meeting after the approval of all 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 there are 2 openings on the Mission Valley Planning Group Board; 1 Resident and 1 Property Owner.

G. TREASURER'S REPORT

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

H. NEW BUSINESS

1) Mission Valley Community Plan – sub-committee update report – Nancy Graham, Andrew Michajlenko, Elizabeth Leventhal presenting - Informational Item

The presentation team provided an update on the work the sub committee has done thus far on the community plan update. It was emphasized that the community plan is early in the process and no decisions have been made or alternatives recommended.

1) The Anticipated Community Outreach Process & Timeline was presented showing the steps involved in the community plan update.

- Phases one and two are complete, which is the formation of a sub-committee and formation of a Mission Valley Community Plan website (Link provided below):

<https://www.sandiego.gov/planning/community/cpu/missionvalley>

The website contains all the information and work that has been done to date on the community plan update, and is available for both MVPG members and the public to review.

- Phase two involved looking at existing conditions in Mission Valley, overall visioning of the future of Mission valley.
- Phase Three: the current phase, involves community workshops on looking at land use alternatives in Mission Valley.

- 2) As part of looking at land use alternatives, the team stated they are looking at improved pedestrian and bicycle experience, to address traffic management, making public transit more accessible, a focus on activating the river, parks and open space, additional recreational activities, enhancing our diverse mix of land uses, additional housing options including affordable housing, and providing a more urban experience.
- 3) The team presented potential circulation improvements, with three major intersections focused on Via Las Cumbres, Qualcomm Way and Interstate 8, and the Fenton Parkway Bridge.
- 4) The team discussed park and open space opportunities throughout Mission Valley with emphasis along the River corridor.
- 5) The team discussed Character and Density in Mission Valley, essentially looking at Mission Valley as three districts:
 - West of highway 163: Lower density, park, neighborhood retail and commercial.
 - Central (between 163 and I-805): Higher density central business district, main streets and mixed uses.
 - East of I-805: Medium density with parks, civic uses, mixed uses, university/college, and entertainment.
- 6) The team presented a “example” of what improving an area along Friars Road and Frazee might look like as an urban higher density area with active pedestrian corridors and improved access to transit and mixed use development services and businesses.

Discussion:

- The question was asked if the Qualcomm Stadium site is being studied as part of the update. Nancy Graham reported that the stadium will not be looked at until the November 8th elections are concluded as there are two ballot measures that both greatly impact the future of that site if they pass.
- There was discussion on why specific land parcels in Mission Valley were being studied and not others. Nancy stated that study times was being spent on areas with multiple owners such that the various parts of such an area could be done separately yet ultimately paint the finished picture the overall land use objective was after.
- There was discussion on how density increases on various areas would impact traffic and access. Nancy stated that was all part of the looking at the big picture and ultimately putting a puzzle together that works cohesively.

2) Housing Our Heroes - Erica Snyder - Information Item

Rescheduled to the November 2, 2016 MVPG Agenda

I. OLD BUSINESS

1. Subcommittee Reports:

1) Design Advisory Board – Randy Dolph

DAB did not meet as there were no items on the agenda.

2) MV Community Plan Update Committee – Elizabeth Leventhal/Andrew Michajlenko.

Presented above. The Community Plan Update Committee meets 2nd Friday of every month at 3pm at the Mission Valley Library (Minutes attached).

3) River Coalition – Alan Grant

Did not meet this month due to the 15th anniversary party for the San Diego River Park Foundation on September 22nd. The committee normally meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library. More info at: <http://www.sandiegoriver.org>

4) Parks – Rob Hutzel

Parks sub-committee did not meet.

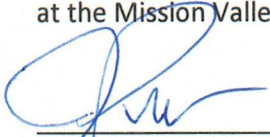
5) Riverwalk Golf Course Property Development– Rob Hutzel

Subcommittee has not yet been formed.

6) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth reported an article that a center for the St. Vincent De Paul organization was closing.

- J. **ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:25 P.M. The next regular meeting will be on Wednesday, November 2, 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 SEPTEMBER 27, 2016

MEMBERS PRESENT:

Ken Farinsky, Carmel Valley
Keith Hartz, Clairemont Mesa
Jose Reynoso, College Area
Pat Stark, Downtown
Laura Riebau, Eastern Area
Kenneth Malbrough, Encanto
David Moty, Kensington/Talmadge
Noli Zosa, Linda Vista
Cathy Kenton, Midway
Jeffrey L. Stevens, Mira Mesa
Debbie Watkins, Mission Beach

Daniel Smith, Navajo
Jim Baross, Normal Heights
Vickie Granowitz, North Park
Mel Ingalls, Otay Mesa
Mike Lutz, Rancho Bernardo
Jon Becker, Rancho Peñasquitos
Wallace Wulfeck, Scripps Ranch
Bob Crider, Serra Mesa
Guy Preuss, Skyline/Paradise Hills
Robert Leif, Southeastern
Noel Spaid, Torrey Pines
Leo Wilson, Uptown

VOTING INELIGIBILITY/RECUSALS: None.

Guests: Jim Varnadore, Andy Beanfarlant, Gawain Tomlinson, Kathryn Kern, Tom Silva, Paola Boyland, Jean Hoeger and others.

City Staff/Representatives: Nancy Graham, Gene Matter, Genene Lehotsky 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:**
 - Jim Varnadore invited CPC members to be added to a mail distribution list to receive letters he sends to the City, County, newspapers and local magazines.
 - Paola Boylan, Circulate San Diego, invited CPC members to the Vision Zero Neighborhood Symposium event on Thursday, September 29, 2016 at 5:30 PM.
3. **MODIFICATIONS AND APPROVAL OF AGENDA:**

Mel Ingalls, Otay Mesa, moved to approve the agenda. Seconded by Robert Leif, Southeastern. Motion passed unanimously.
4. **APPROVAL OF THE MINUTES OF JULY 27, 2016:**

Jose Reynoso, College Area, moved to approve the minutes as corrected. Seconded by Cathy Kenton, Midway. Motion passed 19-0-4. 4 Abstentions: Rancho Peñasquitos, North Park, Mission Beach and Kensington/Talmadge.

5. WATERWAYS MAINTENANCE PLAN: Information Item

Gene Matter, Assistant Deputy Director, and Genene Lehotsky, Senior Planner, Transportation & Storm Water Department gave a presentation on the upcoming Waterways Maintenance Plan which is anticipated to replace the existing Master Storm Water System Maintenance Program upon expiration of the associated Programmatic Environmental Impact Report in September 2018.

6. MTS TRANSIT OPTIMIZATION PLAN: Information Item

Denis Desmond, Manager of Planning, San Diego Metropolitan Transit System gave a presentation on MTS's review of services and routes. More information on the Transit Optimization Plan can be found at <https://www.sdmts.com/inside-mts-current-projects/transit-optimization-project> The CPC requested that MTS return to present the results of the study to CPC when they are available.

7. HIGH OCCUPANCY SINGLE DWELLING UNIT ORDINANCE: Action Item

Tim Taylor, Chief Policy Advisor for Council President Pro Tem Marti Emerald gave a presentation on the proposed High Occupancy Single Dwelling Unit Ordinance Applicable Citywide and Within College Area (aka College Area Community Character Preservation Ordinance). The proposed amendments to the Land Development Code (Chapter 13, Article 1; Chapter 11, Article 3; Chapter 14, Article 2) and Local Coastal Program are intended primarily to address the impacts of high occupancy home remodels/additions that are inconsistent with the character of the RS zones in the vicinity of San Diego State University (SDSU). The amendments would place certain limits on the development of larger single family homes in S zones in the areas influenced by SDSU. The proposed standards involve the number of bedrooms, off-street parking, and amount of interior common area.

Leo Wilson, Uptown, motion to support the ordinance with a request to include the Eastern Area and requested an evaluation for the possibility to apply the ordinance citywide. Seconded by Guy Preuss, Skyline/Paradise Hills. Motion passed 18-2-2. 2 Opposed: Torrey Pines and Otay Mesa. 2 Abstentions: Midway and Kensington/Talmadge.

8. REPORTS TO CPC:

- Staff Report: Nancy Graham introduced herself and talked about her experience with CPG's. She will be the Planning Department staff representative to CPC until a new Deputy Director is chosen to replace Nancy Bragado (who has left the City). She can be reached at 619-236-6891 or nhgraham@sanidiego.gov
- Subcommittee Reports:
 - Jose Reynoso reported the Signage Subcommittee met previous to the CPC meeting and developed recommendations for who should reinforce signage regulations.
 - Bylaws final draft will be issue in October.
- Chairperson's Report: None
- CPC Member Comments:

- Pat Stark, Center City, requested support in opposing ballot measure C.

9. ADJOURNMENT TO NEXT REGULAR MEETING, October 25, 2016

The meeting was adjourned by Chair David Moty at 9:08 PM