

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

June 7, 2017

MEMBERS PRESENT

Steve Abbo
Deborah Bossmeyer
Paul Brown
Bob Cummings
Robert Doherty
Randall Dolph
Kaye Durant
Alan Grant
Mary Holland
Derek Hulse
Rob Hutsel
Kathy McSherry
Jim Penner
Keith Pittsford
Marco Sessa
Dottie Surdi
Larry Wenell

MEMBERS ABSENT

John La Raia
Elizabeth Leventhal
Andrew Michajlenko
Rick Tarbell
Josh Weiselberg

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER

Verify Quorum: 17 members were present, constituting a quorum. Chairman Dotti Surdi called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. PLEDGE OF ALLEGIANCE – led by Bob Cummings.

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 Revised March 1, 2017 minutes. A motion was made by Keith Pittsford to approve the minutes. Alan Grant seconded the motion. Ayes - Larry Wenell, Paul Brown, Robert Doherty, Keith Pittsford, Randall Dolph, Jim Penner, Marco Sessa, Bob Cummings, Derek Hulse, Mary Holland, Steve Abbo, Alan Grant and Dottie Surdi. The motion was approved 13-0-2 with Deborah Bossmeyer, Kathy McSherry abstaining. Recused: Rob Hutsel was absent from the March meeting and Kaye Durant was not yet voted to the Board.

Dotti Surdi asked for a motion to approve the May 3, 2017 minutes. A motion was made by Rob Hutsel to approve the minutes. Derek Hulse seconded the motion. Ayes - Larry Wenell, Paul Brown, Robert Doherty, Keith Pittsford, Randall Dolph, Jim Penner, Marco Sessa, Derek Hulse, Kathy McSherry, Steve Abbo, Alan Grant, Rob Hutsel, Dottie Surdi and Kaye Durant. The motion was approved 14-0-3. Abstaining: Deborah Bossmeyer, Bob Cummings and Mary Holland.

E. Report of the Chairperson:

As related to ongoing activities of the Mission Valley Planning Group.

- 1) Moving the MVPG meeting from July 5, 2017 to July 12, 2017 at 12 noon at the Mission Valley Library due to the July 4th holiday.

F. 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.

G. MEMBERSHIP COMMITTEE:

Keith Pittsford announced the nomination of two new members:

- 1) John Nugent
- 2) Cameron Butcher

John Nugent and Cameron Butcher were nominated and approved unanimously, and seated immediately by the MVPG Members. The Chair also installed John Nugent as a member of the Parks/Riverwalk/Community Plan Update sub-committees, and as an alternate to the Community Planners monthly meeting.

H. TREASURER’S REPORT

Bob Doherty reported the balance at \$1,344.16.

I. New Business: Action Items

- 1) **Medical Marijuana Consumer Cooperative – Joe Esposito Presenting - Action Item (10 min)**
Project/Permit #546628 processing a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative (MMCC) at 1235 Hotel Circle South, Suite C, San Diego, CA. Mr. Esposito presented the project, detailing the business within 1,000 feet of the project, along with exterior and interior floor plans and details.

Question and Comments:

Jim Penner commented that the property is within a few hundred feet of the Legacy project at 875 Hotel Circle which has numerous children’s functions (but not exceeding a 50% threshold deemed under city guidelines for consideration). Also commented that the proposed project was in an area heavily dominated by hotel/tourism family activity with children.

Randall Dolph stated that at the State level hotels are considered residential. Nancy Graham responded that under City ordinance they are Commercial Visitor with no residential designation. Several members asked to see the Cycle comments from Development Services at the City, which the applicant stated were not available for review.

Motion:

Kaye Durant made a motion to postpone a decision on this CUP until the City of San Diego Development Services cycle comments could be received and reviewed by the MVPG membership. John Nugent seconded the motion. Unanimous approval with Steve Abbo and Jim Penner abstaining.

- 2) **Stone Age Pharmacy: Planning Group request for an appeal of the decision by the City Hearing Officer to grant a CUP and SDP for Project #510523:** an MMCC at 3456 Camino Del Rio North. The Mission Valley Planning Group voted against a recommendation for this project 14-0-1 at their regular February 1, 2017 meeting.

Randall Dolph presented that the Hearing Officer at the City of San Diego approved the CUP application by Stone Age Pharmacy despite the MVPG recommendation to deny the application. Randy further made a recommendation that the MVPG file an appeal with the City on this decision.

Motion:

Randall Dolph made a motion to appeal the approval decision by the hearing officer by authorizing the Chair to sign the written appeal form, and deliver it to the City Development Services.

Rob Hutsel seconded the motion. Unanimous approval.

Post meeting the appeal was formally filed with City of San Diego Development Services by the Secretary on June 8, 2017.

J. New Business: Information Items

1) The City's Pure Water Program – Brent Eidson Presenting – Informational Item (10 min)

The presentation was an overview of the City's Pure Water San Diego Program and its upcoming projects in the community. The plan included the Pure Water Program producing one-third of San Diego's water supply locally by 2035 by recycling and purifying existing waste water that is currently treated before draining to the ocean. The Pure water program adds additional steps to the current treatment process making it potable water. It was noted that several other communities utilize such systems, including our neighbors in Orange County which currently lead the nation with their waste water purification and recycling program. Orange County currently recycles more than 100 million gallons of waste water each day back into drinking water.

For full information on San Diego's Pure Water program please refer to:

www.purewatersd.org.

For further information on the Orange County Water District's recycling program refer to:

<https://www.ocwd.com/gwrs/>

and the OC Register article:

<http://www.ocregister.com/2015/06/27/orange-countys-water-recycling-program-expands/>

K. Old Business:

1) Subcommittee Reports:

All Sub Committee and Ad Hoc Committee items are ACTION items.

- a) Design Advisory Board – Randy Dolph
Next meeting July 10, 2017 at 3:30pm the Mission Valley Library
- b) MV Community Plan Update – Elizabeth Levental/Andrew Michajlenko
Absent – No Report.
- c) Ad Hoc Committees:
 - 1) Qualcomm Stadium Redevelopment: Paul Brown

Sub committee meetings are being held on June 8, 2017 at 2pm, and on June 29, 2017 at 2:30pm. Both meetings are being held at Liberty Station at The San Diego Foundation, 2508 Historic Decatur, San Diego CA.

2) Parks: Rob Hutsel

Next meeting, Thursday, June 22, 2017, 10 AM, San Diego River Park Foundation Conference Room, 4891 Pacific Highway, Suite 114, San Diego, CA 92110. Agenda items will include review and discussion on Capital Improvement Projects which need to be applied for under the City's facilities Finance plan, and the West Valley Crossing San Diego River Trail.

3) Public Health, Safety and Welfare: Elizabeth Leventhal
Absent – No Report

4) Riverwalk Golf Course redevelopment: Rob Hutsel

The Developer for the Riverwalk Golf Course is holding community events in July and August to reveal their proposed plans for the property. Dates, times and locations for the events are yet to be determined.

Motion:

Jim Penner made a motion to accept the Sub-Committee reports. Rob Hutsel seconded the motion. Unanimous approval. 16-0-0

2) Community Reports:

a) San Diego River Coalition – Alan Grant

Next meeting is Friday, June 16, 2017 at the Mission Valley Library. Agenda items include discussion on trails in Mission Valley, and River water quality

b) Community Planning Chairs Meeting – Dottie Surdi

Dottie reported attending the May meeting, and voiced the MVPG's concerns to the Planning Group Chairs regarding the use of the initiative process in determining the future of the Qualcomm site, and how local community planning and community groups are overlooked in that process.

- L. **ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:45 P.M. The next regular meeting will be on Wednesday, July 12, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.

Jim Penner
MVPG Secretary

Community Planners Committee

Planning Department • City of San Diego
1010 Second Ave., Suite 1200, East Tower • San Diego, CA
92101 SDPlanninggroups@sandiego.gov • (619) 235-5200

CPC FINAL MINUTES FOR MEETING OF MAY 23, 2017

MEMBERS PRESENT:

Russ Connelly, City Heights
Nicholas Reed, Clairemont Mesa
Rhea Kulman, College Area
Lisa Ross, Del Mar Mesa
David Swarens, Greater Golden Hill
David Moty, Kensington/Talmadge
Noli Zosa, Linda Vista
Jeffrey L. Stevens, Mira Mesa
Dotti Surdi Mission Valley
Daniel Smith, Navajo
Jim Baross, Normal Heights
Mark Freed, Otay Mesa

Henish Pulickal, Pacific Beach
Jon Linney, Peninsula
Victoria Touchstone, Rancho Bernardo
Wallace Wulfeck, Scripps Ranch
Guy Preuss, Skyline/Paradise Hills
Robert Leif, Southeastern
Jake Mumma, Torrey Pines
Leo Wilson, Uptown
Tim Taylor, North Park
Lorayne Burley, Miramar
Ranch North

VOTING INELIGIBILITY/RECUSALS: Del Mar Mesa, Mission Valley, Torrey Pines.

Guests: Betsy McCullough, Sandra K. Wetzel-Smith, John Nugent, Sophie Wolfam, Pat Nemes, Joan Raphael, Patricia Murphy, Ty Tosdel, Joyce Lane and others.

City Staff/Representatives: Nancy Graham, Tony Kempton

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:

Tomas Herrera-Mishler, CEO Balboa Park Conservancy, discussed the role and vision of the Conservancy. Tomas said their mission is to provide expertise, advocacy and resources to envision and enhance and sustain Balboa Park for all visitors.in partnership with the City of San Diego and in collaboration with other community organizations. The Balboa Park Task Force serves as the City's private, non-profit 501(c) (3) partner for the benefit of Balboa Park. Tomas invited CPC members to a tour of the park he and Betsy McCullough will conduct on July 12. Betsy McCullough said emails would be sent to the planning groups so they could sign up for the one hour tour.

3. **MODIFICATIONS AND APPROVAL OF AGENDA:**

No modifications proposed. Agenda approved by unanimous consent.

4. **APPROVAL OF THE MINUTES OF APRIL 25, 2017:**

David Swarens submitted a correction in the minutes regarding fast tracking of proposals. He said he what he was referring to staff budget, not needing more funds per se. Where accessory dwelling units are discussed he requested that the record should read limiting the program to the state's parameters regarding single-family zoned properties. And a section stating that David Moty made a motion that "Multi..." should be deleted as an incomplete sentence. David Moty requested that yeas and nays be called out by planning group. Greater Golden Hill motioned to approve the minutes as amended. Motion seconded by Southeast. Motion passed 14-0-5. Yeas – City Heights, Pacific Beach, Mira Mesa, Southeast, Greater Golden Hill, Uptown, Linda Vista, Peninsula, Normal Heights, Navajo, Rancho Bernardo, Scripps Miramar Ranch, College, Skyline/Paradise Hills. Nays- 0. Abstentions: Clairemont, Kensington/Talmadge, North Park, Otay Mesa, Miramar Ranch North.

5. **CPC OFFICER ELECTIONS-Action Item**

Jeff Stevens said there were three candidates for three positions. Write-in candidates are allowed. The three candidates introduced themselves: Leo Wilson for Secretary, Jon Linney for Vice Chair and David Moty for Chair. Ballots were collected and counted. Results were announced during Reports to CPC at the end of the meeting.

6. **COMMUNITY CHOICE AGGREGATION- Information Item**

Francisco Urtasun, Regional Vice President, Sempra Energy Services Corporation provided an overview of Community Choice Aggregation and Sempra Services role in providing that option to municipalities and communities as increasing competition and creating choice for rate payers. Sempra does not, at this time, have a position on community choice aggregation but wishes to be part of the conversation about how to reduce greenhouse gas emissions. Mr. Urtasun requested that CPC consider inviting Sempra to any future discussion that would involve a vote.

Some members of the public provided comment in support of Community Choice Aggregation. An organized group has requested to make a presentation to CPC in the coming months about the benefit of the strategy.

Board members asked questions of Mr. Urtasun and provided general comments on Community Choice Aggregation.

7. **PLACEMAKING INITIATIVE – Action Item**

Elizabeth Studebaker, Neighborhood Investment Manager, Economic Development Department, and Chris Larson, Development Services Project Manager presented proposed amendments to the San Diego Municipal Code to assist community organizations with implementation of placemaking projects by reducing permit costs and requirements for small projects that enhance the community experience. Some examples of place making projects are: bulb outs, decorative lighting and shade structures on streets and alleys; benches, library stands and bike racks on sidewalks; benches/furniture, gathering areas on private

property/vacant lots. These code amendments will allow placemaking projects to be processed as a Process 1 instead of the more expensive and time-consuming Process 4.

In addition, six hundred thousand dollars have been earmarked for placemaking and activation projects, which will be available to formal community groups (such as planning groups, neighborhood associations, community development corporations, and town councils) in the form of grants and loans.

CPC discussion centered on the desire to have planning groups provide input on the appropriateness of placemaking projects. Staff communicated that support from community planning groups would be a component of the process, and indicated a willingness to provide more clarity on how planning groups will be involved. A September City Council hearing and approval are anticipated.

After Board discussion, Uptown motioned to approve with two conditions: 1) present to the local planning group as an action item, 2) obtain a vote with issues raised in the vote from the planning group. Motion seconded by Skyline/Paradise Hills. Motion approved (16:1:2)- Yeas: City Heights, Clairemont Mesa, College Area, Mira Mesa, Navajo, Normal Heights, Otay Mesa, Pacific Beach, Peninsula, Rancho Bernardo, Scripps Ranch, Skyline/Hills, Southeastern, , Miramar Ranch North, Uptown, North Park. Nays: Linda Vista. Abstentions: Greater Golden Hill, Kensington/Talmadge.

8. QUALCOMM SITE PUBLIC VOTE- Potential Action Item

Joe LaCava, representing "Public Land Public Vote Coalition," discussed the role city voters should play in deciding the disposition of the city-owned Qualcomm Stadium site and Kearny Mesa practice facility. A group of private investors have drafted a development proposal by initiative to be heard by City Council on June 19. If initiative signatures are validated, the City Council will have two options, a) accept the initiative and grant the development and acquisition rights, or b) place the initiative on the ballot for a public vote. LaCava urged the CPC to vote to request that the City Council put the initiative on the ballot for a public vote.

After Board discussion, Greater Golden Hill motioned to request a public vote for the initiative. Seconded by Clairemont. Motion Approved (17:0:1) Yeas: City Heights, Pacific Beach, Mira Mesa, Southeastern, Greater Golden Hill, Clairemont, Uptown, North Park, Linda Vista, Peninsula, Normal Heights, Navajo, Rancho Bernardo, Otay Mesa, Scripps Miramar Ranch, College, Miramar Ranch North, Skyline/Paradise Hills. Abstentions: Kensington/Talmadge.

REPORTS TO CPC:

- Staff Report: Nancy Graham thanked David Moty for attending the COW.
- Subcommittee Reports: Staff will be available at June 27 subcommittee meeting at 6:00 pm in Silver Room lobby to respond to questions about the CIP process.
- Chairperson's Report:- None
- CPC Member Comments – Officers for Fiscal 2018 will be David Moty-Chair, Jon Linney-Vice Chair, Leo Wilson-Secretary.

ADJOURNMENT TO NEXT REGULAR MEETING, June 27, 2017

The meeting was adjourned by Chair David Moty at 9:07 PM

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE
May 12, 2017**

Members Present:

Deborah Bossmeyer, Paul Brown, Alan Grant, Derek Hulse, Rob Hutsel, Richard Ledford, Elizabeth Leventhal, Andrew Michajlenko, Patrick Pierce, Karen Ruggels, John Schneidmiller, Marco Sessa, Nate Smith, Dottie Surdi, Karen Tournaire, Larry Wenell

Members Absent:

Michael Richter, Rebecca Sappenfield

San Diego City Planning Staff and Consultants present:

City: Nancy Graham, Maureen Gardiner, Liz Saidkhanian, Naomi Siodmok

Other City Staff:

Rachel Esguerra, San Diego Public Library

Consultants:

Rajeev Bhatia, Dyett and Bhatia
Diego Velasco, MW Steele
Monique Chen, Chen Ryan

Others in Attendance:

John Nugent, Dennis O'Neil (Sunbelt), Mary Wang (Sunbelt), Ken Gotthelf, Andrew Bowen (KPBS), Mary Sheppard, Stacy Hudson (Sunbelt), Danielle Smith, Cindy Moore, Ted Shaw, John LaRaia, Bhavesh Parikh,

Meeting Notes:

A. Call to Order

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:02 p.m. at the Mission Valley Library Community Room located at 2133 Fenton Parkway, San Diego, CA.

B. Jobs & Housing Balance

1. In response to Subcommittee inquiry at the Apr 14, 2017 CPUS meeting regarding balance of jobs to housing, City Planning Staff and the consultant team reviewed the proposed Alternate Land Use Plans against SANDAG regional forecasting and recommended adjustments as follows.
 - a. SANDAG regional residential forecasting.
 - i. Year 2012. Mission Valley represents 2% of the City's housing
 - ii. Year 2050. Mission Valley projection 3% of the City's housing
 - iii. SANDAG year 2050 projections do not reflect Mission Valley as a residential focus area with proposed transit oriented development in response to Climate Action Plan compliance.
 - b. Market trends and other considerations impacting future commercial capacity.

- i. Capacity for new jobs within each of the proposed Land Use Alternates far exceeds SANDAG jobs forecasting growth for Mission Valley. Data suggests new job capacity may be reduced within each land use scenario.
 - ii. Densification trends in office environments. Office space allocation per employee is reducing in response to open office planning, technology and market trends. Assume 225 sf/ employee based on densification.
 - iii. Retail is being converted to office space as retail sales weaken. Conversion to office equates to 2.5x employee headcounts as compared to retail.
 - iv. Data suggests commercial office capacity may be reduced and satisfy future forecasted needs.
 - c. The investigation suggests increased housing density and lower commercial growth capacities would yield better alignment with SANDAG forecasting and a more balanced jobs to housing ratio. Mission Valley would remain an employment zone.
 - d. Recommended adjustment
 - i. Commercial Office Adjustment:

Mission Valley (Current)	4.0 jobs/ employed resident	
		(inflow heavy employment center)
Mission Valley (Proposed)	2.1 jobs/ employed resident	
		(employment center with housing)
 - ii. Proposed adjustment implies greater balance between jobs and residential
 - iii. Proposed adjustment implies reduction in inflow/ outflow traffic
2. In response to Subcommittee inquiry at the Apr 14, 2017 CPUS meeting regarding housing affordability and demographic alignment with job creation, City Planning Staff and the consultant team recommended the future Mission Valley Community Plan include residential policies and incentives, including:
 - a. Affordability/ income
 - b. Demographics (household size, age, etc.)
3. Land Use Alternative 3D Studies
 - a. Land use alternative 3D massing models representing each of the adjusted residential and commercial land use areas were shared with the Subcommittee.

C. Land Use Planning Exercise

- 1. The subcommittee participated in an interactive land use planning exercise for Central Mission Valley between SR 163 and I-805. Preferences for land use and development density were documented on a site plan which was retained by the City Planning Staff. See Exhibit 1, Central Mission Valley Land Use Plan Exercise.

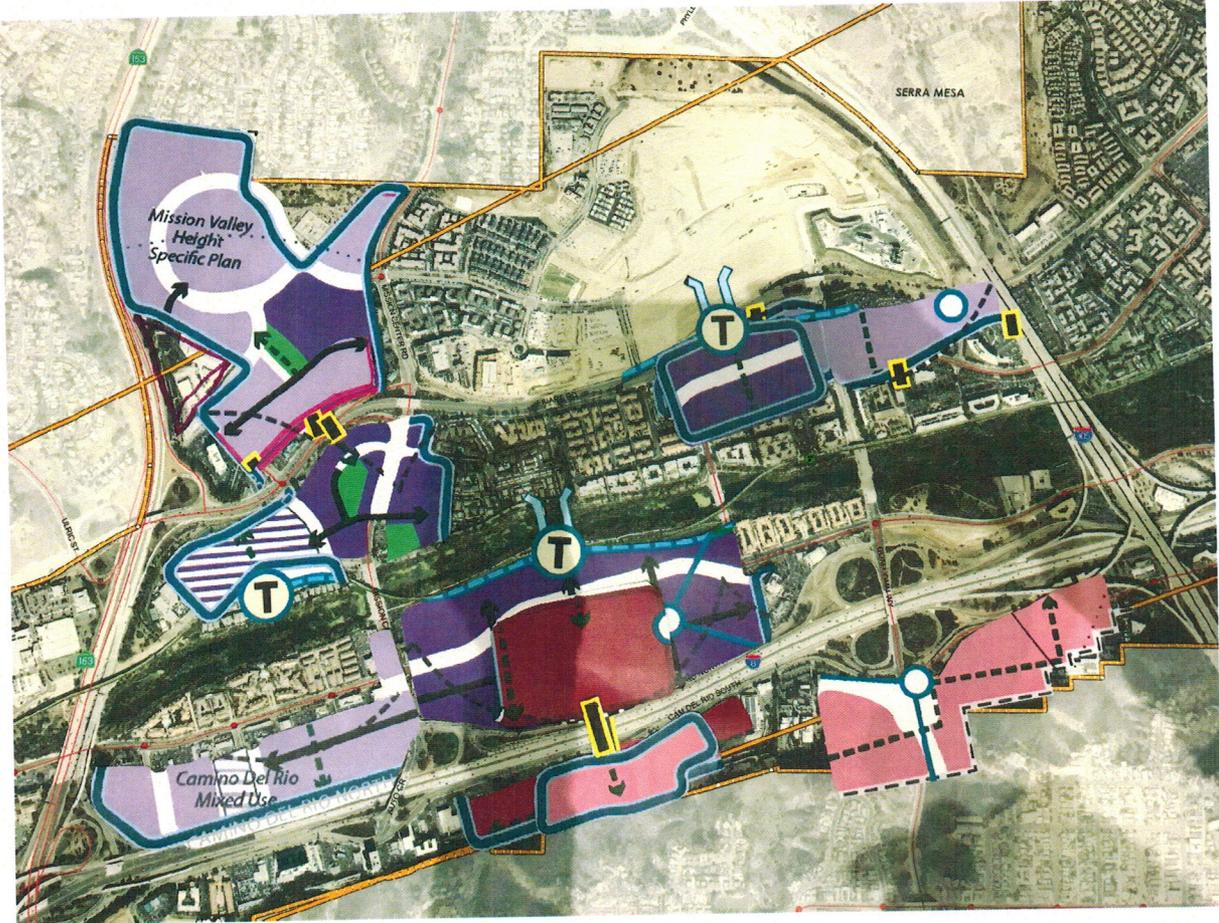


Exhibit 1 – Central Mission Valley Land Use Plan Exercise

D. Discussion

1. Subcommittee inquired as to why the recommended target for jobs/ employed resident ratio should be 2.1? Why not 1.5, 2.5? Subcommittee requested ratios for other known neighborhoods, UTC, Downtown, etc.
2. Subcommittee inquired on the Series 12 versus 13 traffic modeling. Series 12 modeling was based on land use. Series 13 is based on occupancy data. City Planning Staff have been spot checking Series 13 occupancy data by contacting business owners to verify.

D. Future Meetings

1. The next meeting June will be focused on identifying preferred land-use strategies. Subcommittee members are requested to email Nancy Graham with any information and/or knowledge needs to facilitate the discussion.

E. Adjournment: The meeting adjourned at 4:40 pm.

Next Regular Meeting Date:

Friday, June 9, 2017 at 3:00 pm at the Mission Valley Library, Community Room.

Qualcomm Ad-hoc Subcommittee
MINUTES OF THE REGULAR MEETING OF THE QUALCOMM AD-HOC
SUBCOMMITTEE

**MINUTES OF THE REGULAR MEETING OF THE
QUALCOMM AD-HOC SUBCOMMITTEE**
May 11, 2017

Members Present: Paul Brown, Kaye Durant, John LaRaia, Rob Hutsel, Marco Sessa, Mary Holland and Josh Weiselberg.

Members Absent:

San Diego City Planning Staff and Consultants present:

Governmental Staff:

Others in attendance: An audience of 7.

NOTICE

Question was raised as to whether this meeting was properly noticed. Meeting was properly noticed as the time and date was announced at the May MVPG meeting. Future meeting dates and locations will be listed in the MVPG agenda.

APPROACH DISCUSSION

Define questions and take approach to get them answered by sending them to the applicant. Discussed that the ad-hoc committee is to make interpretations for compliance to existing plans, and that questions should refer to refer to community plan for the basis of the questions; need to be clear on the sources of the question to make it as clear as possible for respondents.

Direction is for the group to send questions to Paul.

Discussed sending questions to other entities for answers such as Caltrans; Caltrans has reviewed EIR and has presented to the MVPG in the past.

Discussed how it was best to get the answers; applicant suggested that they are willing to have a conversation with the MVPG bringing their subject matter experts to answer questions.

TRANSPORTATION DISCUSSION

Some members of the subcommittee believe that the trip generation is understated because study area and locations that were studied are lacking.

Some members of the subcommittee believe that this is a question is quality of life. Discussion occurred around Caltrans and on-ramp locations. Regarding historically proposed ramps near Qualcomm, those past studies did not did not include development.

TIMELINE

Applicant likely going to the City Council in June asking to go to the November ballot. Ask Nancy if MVPG can provide input to the voter information pamphlet.

Group proposed to make a draft recommendation to the MVPG at the August meeting.

Submit questions to Paul on or before June 8.
Questions to be issued June 29.
Responses due July 14.

NEXT MEETING

Locations to be confirmed
June 8 at 2pm: Library
June 29 at 2pm: Library
July 20 at 10am: Fenton offices 7577 Mission Valley Road.

Meeting was adjourned at 4:00.

Submitted: ___ Paul Brown, Chairman _____

Board Member Category/Term

MISSION VALLEY PLANNING GROUP

As of June 7, 2017

PROPERTY TAXPAYER			LOCAL BUSINESSPERSON		
1.	Paul Brown	2018	1.	Deborah Bossmeyer	2018
2.	Derek Hulse	2018	2.	Robert V. Doherty	2018
3.	Marco Sessa	2018	3.	Rob Hutsel	2018
1.	John Nugent	2020	1.	Steve Abbo	2020
2.	Larry Wenell	2020	2.	Josh Weiselberg	2020
3.	Kathy Mcsherry	2020	3.	Keith Pittsford	2020
RESIDENT			PROPERTY OWNER		
1.	Randall Dolph	2018	1.	Bob Cummings	2018
2.	Andrew Michajlenko	2018	2.	Alan Grant	2018
3.	Dottie E. Surdi	2018	3.	Cameron Butcher	2020
1.	Elizabeth Leventhal	2020	1.	John La Raia	2020
2.	Kaye Durant	2020	2.	Jim Penner	2020
3.	Mary Holland	2020	3.	Rick Tarbell	2020

Current Members: 24 of 24

Openings:

None

Notes:

1. John Nugent and Cameron Butcher were vetted, nominated and approved and seated by the MVPG in regular session



City of San Diego
Development Services
 1222 First Ave. 3rd Floor
 San Diego, CA 92101

THE CITY OF SAN DIEGO

Development Permit/ Environmental Determination Appeal Application

FORM
DS-3031
 AUGUST 2015

In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure".

1. Type of Appeal:

- Appeal of the Project
 Appeal of the Environmental Determination

2. Appellant: Please check one Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 113.0103)

Name: Dottie Surdi (Chairperson Mission Valley Planning Group) E-mail Address: dottie.surdi@svn.com
 Address: 9215 Piantino Way City: San Diego State: CA Zip Code: 92108 Telephone: (858) 349-2007

3. Project Name:

Stone Age Pharmacy (MMCC)

4. Project Information

Permit/Environmental Determination & Permit/Document No.: City Project No. 510523	Date of Decision/Determination: 05/24/17	City Project Manager: Firouzeh Tirandazi
--------------------------------------------------------------------------------------	---------------------------------------------	---------------------------------------------

Decision: (Describe the permit/approval decision)

Hearing officer decision: Approve conditional use permit 1797393

RECEIVED

JUN 08 2017

5. Grounds for Appeal: (Please check all that apply)

- | | |
|------------------------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Factual Error | <input type="checkbox"/> New Information |
| <input type="checkbox"/> Conflict with other matters | <input type="checkbox"/> City-wide Significance (Process Form decisions only) |
| <input checked="" type="checkbox"/> Findings Not Supported | |

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

On February 1, 2017, the Mission Valley Planning Group (MVPG) voted 14-1-0 to recommend DENIAL of the project based on concerns expressed at the meeting. These concerns included:
 1. The property is located within 1000 feet of SDUSD school district owned property, with a ministerial permit pending revising the occupancy of the property from B to E. Audeo Charter school is the tenant, and will conduct educational programs for children.
 2. The San Diego River area is located behind the subject property. The City of San Diego River Park Masterplan was adopted by City Council on May 20, 2013.

In the "Report to the Hearing Officer" dated May 17, 2017, the following rebuttal was provided to the MVPG action:
 "With respect to issues 1 and 2 above, the Outlet is in compliance with the separation requirements set forth in SDMC Section 141.0504(a) as it is not located within 1,000 feet of a school, or resource and population-based city park."

While City staff and the hearing officer may have applied the strictest technical opinion of meeting the municipal code, it does NOT meet the intent of providing a reasonable separation between MMCCs and schools / parks. This was echoed by the community via the MVPG's overwhelming vote of 14-1-0 to deny this project. As such, the MVPG is appealing this decision to the Planning Commission.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: _____

Dottie Surdi

Date: _____

June 7, 2017

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 10, 2017

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	May 24, 2017
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT NO:	510523
PROJECT NAME:	<u>STONE AGE FARMACY</u>
PROJECT TYPE:	CONDITIONAL USE PERMIT, ENVIRONMENTAL EXEMPTION, PROCESS THREE
APPLICANT:	Mike Blazeovich
COMMUNITY PLAN AREA:	Mission Valley
COUNCIL DISTRICT:	7
CITY PROJECT MANAGER:	Firouzeh Tirandazi Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5325/ ftirandazi@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit to operate a Marijuana Outlet in a 1,899-square-foot tenant space within an existing 16,536-square-foot building located at 3456 Camino Del Rio North. The 0.95-acre site is located in the MV-CO Zone of the Mission Valley Planned District, within the Mission Valley Community Plan Area.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The appeal must be made within 10 business days of the Hearing Officer's decision.

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on March 8, 2017 and the opportunity to appeal that determination ended March 22, 2017.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24006956

The City of
SAN DIEGO
Development Services Department
Firouzeh Tirandazi / Project No. S10523
1222 First Ave., MS 501
San Diego, California 92101-4101

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