

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

**August 02, 2017**

**Members Present:**

Deborah Bossmeyer, Cameron Bucher, Bob Cummings, Randall Dolph, Alan Grant, Mary Holland, Derek Hulse, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Dottie Surdi, Rick Tarbell, Josh Weiselberg, Larry Wenell

**Members Absent:**

Steve Abbo, Paul Brown, Robert V. Doherty, Kaye Durant, Rob Hutsel, Jim Penner, Marco Sessa

**City/Government Staff:**

Nancy Graham, Liz Saidkhanian, Javier Gomez, Zach Bunshaft

**Guests:**

See list at end of minutes

**A. CALL TO ORDER**

Dottie Surdi, Chair, 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.

Verify Quorum: 17 members were present, constituting a quorum.

**B. PLEDGE OF ALLEGIANCE –**

Kathy McSherry led the Pledge of Allegiance.

**C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR**

Dottie Surdi welcomed everyone to the meeting, thanked the Library for providing the meeting space. Dottie reminded those present to sign the sign in sheets.

Guests introduced themselves.

**D. APPROVAL OF MINUTES**

**June 07, 2017**

**Keith Pittsford moved to approve the minutes of the June 07, 2017 regular meeting. Derek Hulse seconded the motion. Minutes were approved 10 –0 – 7with Deborah Bossmeyer, Bob Cummings, Randall Dolph, Alan Grant, Mary Holland, Derek Hulse, Kathy McSherry, Keith Pittsford, Dottie Surdi, Larry Wenell voting yes, and Cameron Bucher, John Laraia, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Rick Tarbell, Josh Weiselberg abstaining.**

**July 12, 2017**

**Bob Cummings moved to approve the minutes of the July 12, 2017 regular meeting. Mary Holland seconded the motion. Minutes were approved 14 –0 – 3 with Deborah Bossmeyer, Bob Cummings, Cameron Bucher, Randall Dolph, Alan Grant, Mary Holland, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, John Nugent, Keith Pittsford, Dottie Surdi, Josh Weiselberg, Larry Wenell voting yes, and John Laraia, Andrew Michajlenko, Rick Tarbell abstaining.**

#### **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

The following topics were addressed:

- Public safety concerns/events at some multiple living complexes in the Mission Valley

#### **F. MEMBERSHIP BUSINESS**

**Keith Pittsford nominated John Nugent for the position of Secretary. Alan Grant seconded the motion. Motion passed 16 -0-1 with Deborah Bossmeyer, Cameron Bucher, Bob Cummings, Randall Dolph, Alan Grant, Mary Holland, Derek Hulse, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Keith Pittsford, Dottie Surdi, Rick Tarbell, Josh Weiselberg, Larry Wenell voting yes and John Nugent abstaining**

Keith Pittsford reported on the MVPG election in March of 2018. 12 positions, 4 in each membership category, Resident, Local Businessperson, Property Taxpayer, Property Owner will be on the ballot.

#### **G. TREASURER’S REPORT**

Bob Doherty was not present. The latest balance was \$1,344.16

#### **H. ACTION ITEMS**

##### **1. Mission Valley Capital Improvement Priority List**

John Nugent, in Rob Hutsel’s absence, reviewed the request from the City of San Diego Public Works Department for Community Planning Groups to submit a Capital Improvement Project (CIP) prioritization list for their City planning area.

Since the Mission Valley Planning area is in the midst of a Community Plan Update, which will include a Capital Improvement Section based on the vision under the Community Plan Update, the focus of the MVPG response to the Public Works Department request was a prioritization of projects that have been discussed previously within the MVPG, some of which may already be in some phase of planning and/or implementation.

The request to the Mission Valley Planning Group was assigned to the Parks subcommittee. Rob Hutsel, Parks subcommittee Chair was absent from the meeting so John Nugent made the report.

**John Nugent moved that MVPG submit the following Capital Improvement Project priority list to the City Public Works Department**

- 1. Provide lighting of the sidewalk under 163 adjacent to westbound Camino de la Reina (CIP B15012)**
  - 2. Install activated crosswalks (Hawks) on Camino del Este for the north and south side of the River existing walking and biking paths. (CIP B13088)**
  - 3. Provide enhancements to Sefton Park. (CIP S01012-as referenced in the 2013 Mission Valley Facilities Financing Plan)**
  - 4. Design and construct the San Diego River Park Trail West Valley Pedestrian/Bicycle Bridge at Sefton Field/Mission Valley YMCA. (Possibly incorporate into CIP S01012-as referenced in the 2013 Mission Valley Facilities Financing Plan)**
  - 5. Construct a temporary pedestrian/bicycle River Park Trail from Fenton Parkway through the Mission Valley Stadium property.**
- Andrew Michajlenko seconded the motion.**

**After discussion, including the Capital Improvement Project portion of the Mission Valley Community Plan Update, the motion was withdrawn.**

## **2. West Valley Crossing San Diego River Trail Letter**

John Nugent, in Rob Hutsel's absence, reported that the Parks subcommittee is recommending that MVPG submit a letter to SANDAG, with copies to Councilmember Sherman and Mayor Faulconer, requesting that the design through engineering phase of the West Valley Crossing Project, listed as project 31H- San Diego River Trail – Bridge Connection - Sefton Field to Mission Valley YMCA, be elevated on SANDAG's Regional Bike Plan Early Action Plan (EAP) from priority 48 to priority 22, replacing Project 31- Class I Bikeway- San Diego River Trail - I 805 to Fenton Parkway .

John provided the following background information.

SANDAG, as part of their planning and funding process, has developed a Regional Bike Plan/ Early Action Plan (EAP). The list includes Project 31C, described as "Class I Bikeway- San Diego River Trail - I 805 to Fenton Parkway" and is listed as priority number 22. The completion of this project requires the north San Diego River Park Trail from I-805 to Fenton Parkway to either construct a crossing across the trolley tracks or obtain access through private property. Neither option is feasible now, or in the near future. The MVPG Parks subcommittee recommends that Project 31C be removed from the Early Action Plan list or given a lower priority ranking on the Early Action Plan list.

Currently there is no convenient, or safe, means to connect from the south San Diego River Park Trail to the north San Diego River Park Trail or Friars Road. The south section of the San Diego River Park Trail, from Dog Beach in Ocean Beach to Sefton Field in Mission Valley, ends at Sefton Field. A solution to this problem, the construction of a West Valley Pedestrian/Bicycle Bridge at Sefton Field/Mission Valley YMCA, is identified and listed as priority number 48 on the SANDAG's Regional Bike

Plan/ Early Action Plan. The Project, 31H, is described as Class I Bikeway -San Diego River Trail - Bridge connection (Sefton Field to Mission Valley YMCA)”

Therefore, the request is, that the design through engineering phase of the West Valley Crossing Project, listed as project 31H- San Diego River Trail – Bridge Connection - Sefton Field to Mission Valley YMCA, be elevated on SANDAG’s Regional Bike Plan Early Action Plan (EAP) from priority 48 to priority 22, replacing Project 31- Class I Bikeway- San Diego River Trail - I 805 to Fenton Parkway.

Discussion included the City Planning Staff not supporting this letter as the Class I Bikeway -San Diego River Trail - Bridge connection (Sefton Field to Mission Valley YMCA is more for recreation purposes whereas the Class I Bikeway- San Diego River Trail - I 805 to Fenton Parkway is a key mobility link/route within the Mission Valley.

**John Nugent moved that MVPG submit a letter to SANDAG, with copies to Councilmember Sherman and Mayor Faulconer, requesting that the design through engineering phase of the West Valley Crossing Project, listed as project 31H- San Diego River Trail – Bridge Connection - Sefton Field to Mission Valley YMCA, be elevated on SANDAG’s Regional Bike Plan Early Action Plan (EAP) from priority 48 to priority 22, replacing Project 31- Class I Bikeway- San Diego River Trail - I 805 to Fenton Parkway . Kathy McSherry seconded the motion. Motion was approved 10–7 –0 with Deborah Bossmeyer, Cameron Bucher, Randall Dolph, Alan Grant, Kathy McSherry, John Nugent, Keith Pittsford, Dottie Surdi, Rick Tarbell, Larry Wenell voting yes Bob Cummings, Mary Holland, Derek Hulse, John Laraia Elizabeth Leventhal, Andrew Michajlenko, Josh Weiselberg voting no**

### **3. Mission Valley Stadium Redevelopment**

John Nugent, in Paul Brown’s absence, reviewed the role of the MVPG ad hoc Mission Valley Stadium Redevelopment subcommittee in relation to a Citizens Initiative:

The following report had been provided to MVPG for review prior to the meeting: Citizens are intended to be sovereign in California's political structure. The California’s citizen initiative process, a system designed to put lawmaking power in the hands of the people, for good or bad, is an important component of the CA political process. The initiative allows voters, often acting in organized groups, to collect signatures to put a new law or a change to the state constitution before their fellow voters on the ballot. Placed in the California Constitution by reformers who saw state government as corrupted by special interests, the initiative process was designed to make politicians more responsive to voter needs, and to help voters to get around politicians when they are not responsive.

While the San Diego Municipal Code Section 27.3564(f) allows for the use of City resources to provide “a fair and impartial presentation of relevant facts to aid the electorate in reaching an informed judgment regarding the bond issue or ballot measure”, it is improper and illegal to use City and public resources to, in effect, campaign (a series of activities designed to produce a particular result) for or against a Citizens initiative and/or attempt to block its effectiveness if adopted by the voters. Any such City action would probably draw litigation and would likely be found to violate the state Constitution’s reservation of the power of initiatives to the voters

City staff (as a public resource), and therefore City departments—like the City planning department, are prohibited from providing input intended to make a voter (citizens) initiative, already qualified for the ballot, more or less appealing to voters or to use City resources to the advantage of the proponent or opponent.

The Mission Valley Planning Group is considered a City resource in that it is a City sanctioned process, vehicle or conduit that 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.

Individual citizens, and therefore individual local community planning group members have the right to speak out and campaign against a citizens' initiative, however they cannot use City resources (planning group or subcommittee time or resources) to make campaign statements or advocate for their individual personal positions, which may reflect a bias or special interest, to the advantage of the proponent or opponent.

The MVPG ad hoc subcommittee on the redevelopment of the Mission Valley Stadium property was formed to determine, within its limited scope as an authorized City advisory group, the potential impact the "Soccer City" Citizens Initiative may have on land use, traffic, infrastructure and the planning for the property within the Mission Valley Community Plan Update.

During the subcommittee's review of the Citizens Initiative it became clear that any report or statement from the Subcommittee would be viewed, by some, as a partisan report and could be viewed as providing input intended to make a voter (citizens) initiative, already qualified for the ballot, more or less appealing to voters and would be using City resources to the advantage of the proponent or opponent, an activity that is prohibited.

Therefore:

It is moved that the MVPG ad hoc subcommittee on the redevelopment of the Mission Valley Stadium property not issue a report and that the ad hoc subcommittee be placed in recess.

**John Nugent moved that the MVPG ad hoc subcommittee on the redevelopment of the Mission Valley Stadium property not issue a report and that the ad hoc subcommittee be placed in recess. Alan Grant seconded the motion.**

**After discussion, the motion was tabled and the City Planning staff was asked to seek a clarification from the City Attorney's office on the limits or scope of a local City Community Planning Group in relation to a project/land that is part of Citizens Initiative.**

#### **4. 8572 MV Radio Tower CUP- 9040 Friars Road Project# 548228**

Bonnie Belair reviewed the request for a 10 year renewal Process 3 Conditional Use Permit for the continued use of an existing 176.6-foot self-supporting broadcast tower and 1,552-square-foot equipment shelter on a 0.97-acre site that is located at 9040 Friars Road in the IL-2-1 and MVPD-MV-CO base zones of the Mission Valley Community Plan area within Council District 7. #548228

There are no changes planned for the tower, the application is to renew the permit which expires in December.

Discussion included the tower being an eyesore and whether there were means to clean up the look.

**John Nugent moved that MIVPG recommend renewal of a Conditional Use Permit for a Radio Tower at 9040 Friars Road. Mary Holland seconded the motion. Motion was approved 17-0 -0 with Deborah Bossmeyer, Cameron Bucher, Bob Cummings, Randall Dolph, Alan Grant, Mary Holland, Derek Hulse, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Dottie Surdi, Rick Tarbell, Josh Weiselberg, Larry Wenell voting yes.**

#### **5. 7-Eleven CUP for beer and wine at Friars Rd & Via Las Cumbres**

Steve Laub reviewed the proposal for a Continual Use Permit (CUP) for the sale of beer and wine in a 7-11 store within the Las Cumbres Square commercial center. The CUP is required because there is multi-family zoning within 600' of the property boundary. The property abuts the north edge of Friars Rd, which is the north edge of the Mission Valley Community Plan. 7-Eleven proposes restrictions on the sale of beer and wine with this permit.

Discussion/Questions/Comments:

Noli Zosahe, Chair of Linda Vista Planning Group (project is within their boundaries) reported on the concerns the planning group and that they had twice voted unanimously to recommend that the City deny the Conditional Use Permit for the sale of beer and wine

After discussion, no MIVPG Board member made the requested motion from the applicant that MIVPG recommend approval of a Conditional Use Permit for the sale of beer and wine in a 7-11 store within the Las Cumbres Square commercial center at the corner of Friars Road and Via Las Cumbres.

The proposed motion died due to lack of motion or 2<sup>nd</sup> to applicant's proposed motion.

#### **I. Information Items**

There were no agenda information items at the meeting

#### **J. Committee/Community Reports:**

##### **A. Standing Committees:**

1) Design Advisory Board – Randy Dolph

Randy reported that no meeting was held.

The next meeting is set for Tuesday September 05, 2017 at 3:30 p.m. at the Mission Valley Library.

2) Mission Valley Community Plan Update- Elizabeth Levental/Andrew Michajlenko  
The Community Plan Update Subcommittee (CPUS) will meet on August 11, 2017 at the Mission Valley Mall, Former Bath and Bodyworks store location (across from Ruby's Diner)

A community workshop will be held on August 12, 2017 at the Mission Valley Mall, Former Bath and Bodyworks store location (across from Ruby's Diner)

The CPUS committee normally meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library.

For more information please visit the CPUS website at:  
<http://www.sandiego.gov/planning/community/cpu/missionvalley/>

## **B. Ad Hoc Committees**

1) Parks – Rob Hutsel  
See Action Items #1 and #2 of these minutes.

The committee normally meets the 4<sup>th</sup> Thursday of each month at 10:00 a.m. at the San Diego River Park Foundation offices.

2) Public Health, Safety and Welfare – Elizabeth Leventhal  
Elizabeth Leventhal did not have a report.

3) Riverwalk-Rob Hutsel  
A community meeting was held on 7/25/17 at the Town and Country Hotel.

A community meeting will be held on August but the date has not been announced.

For more information please visit the Riverwalk website at:  
<http://riverwalksd.com/>

4. MV Stadium Redevelopment-Paul Brown  
See Action Items #3 of these minutes.

## **2. Community Reports**

1. San Diego River Coalition  
Alan Grant reported that the Coalition met on July 21, 2017. The Coalition is scheduled to meet on August 18, 2017

The Coalition 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>

### **3. Community Planning Chairs Meeting –**

Dottie Surdi reported that the last meeting was spent in a dialogue with City Planning Department Director Jeff Murphy.

### **4. Miscellaneous Mail/Items/For the Good of the Order**

Zach Bunshaft from Rep. Susan Davis Office reported on the activities of the office.

**L. ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:46 P.M.

The next regular meeting will be on Wednesday September 06, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.

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John Nugent, Secretary

### **Design Advisory Board (DAB) Standing Committee**

The committee did not meet. There are no minutes included with these minutes

### **The Community Plan Update Subcommittee (CPUS)**

## **MINUTES OF THE REGULAR MEETING OF THE MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE Jul 14, 2017**

### **Members Present:**

Paul Brown, Alan Grant, Rob Hutsel, Richard Ledford, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Patrick Pierce, Karen Ruggels, Marco Sessa, Nate Smith, Karen Tournaire

### **Members Absent:**

Deborah Bossmeyer, Derek Hulse, Michael Richter, Rebecca Sappenfield, John Schneidmiller, Dottie Surdi, Larry Wenell

### **San Diego City Planning Staff:**

City: Nancy Graham, Liz Saidkhanian, Naomi Siod`mok

### **Other City Staff:**

Craig Hooker, SD Planning  
Naomi Siodmok, SD Planning

### **Consultants:**

Rajeev Bhatia, Dyett and Bhatia  
Diego Velasco, MW Steele

**Others in Attendance:**

Kristen Byrne (Byrne Communications), Marcela Escobar-Eck (consultant), Laura Fink, Robert McDowell (SMPG), Sarah Nathan (MV resident), Bhavesh Parikh (Hines), Karen Reilly, Jena Stucker (Regency Centers), Mary Wang (Sunbelt Investment Holdings), John Zierbarth (consultant)

**Meeting Notes:**

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**A. Call to Order**

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:05 p.m. at the Mission Valley Library Community Room located at 2133 Fenton Parkway, San Diego, CA.

**B. Qualcomm Stadium Site**

1. It is anticipated the Qualcomm site redevelopment would require a Specific Plan.
2. If an Initiative is used to create the Specific Plan, the plan would not be required to adhere to the policies of the updated Mission Valley Community Plan.
3. If a traditional development permit is pursued, it would adhere to the policy language within the updated Community Plan (similar to the Midway Community Plan for the Sports Arena Village).
4. All of the proposed Qualcomm site land use alternatives (string of pearls, vibrant core, campus and clusters) generally have a consistent amount of development density with less commercial space if a stadium is included.

**C. Land Use Planning Exercise**

1. The subcommittee participated in an interactive land use planning exercise for Eastern Mission Valley, east of 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, Eastern Mission Valley Land Use Plan Exercise.

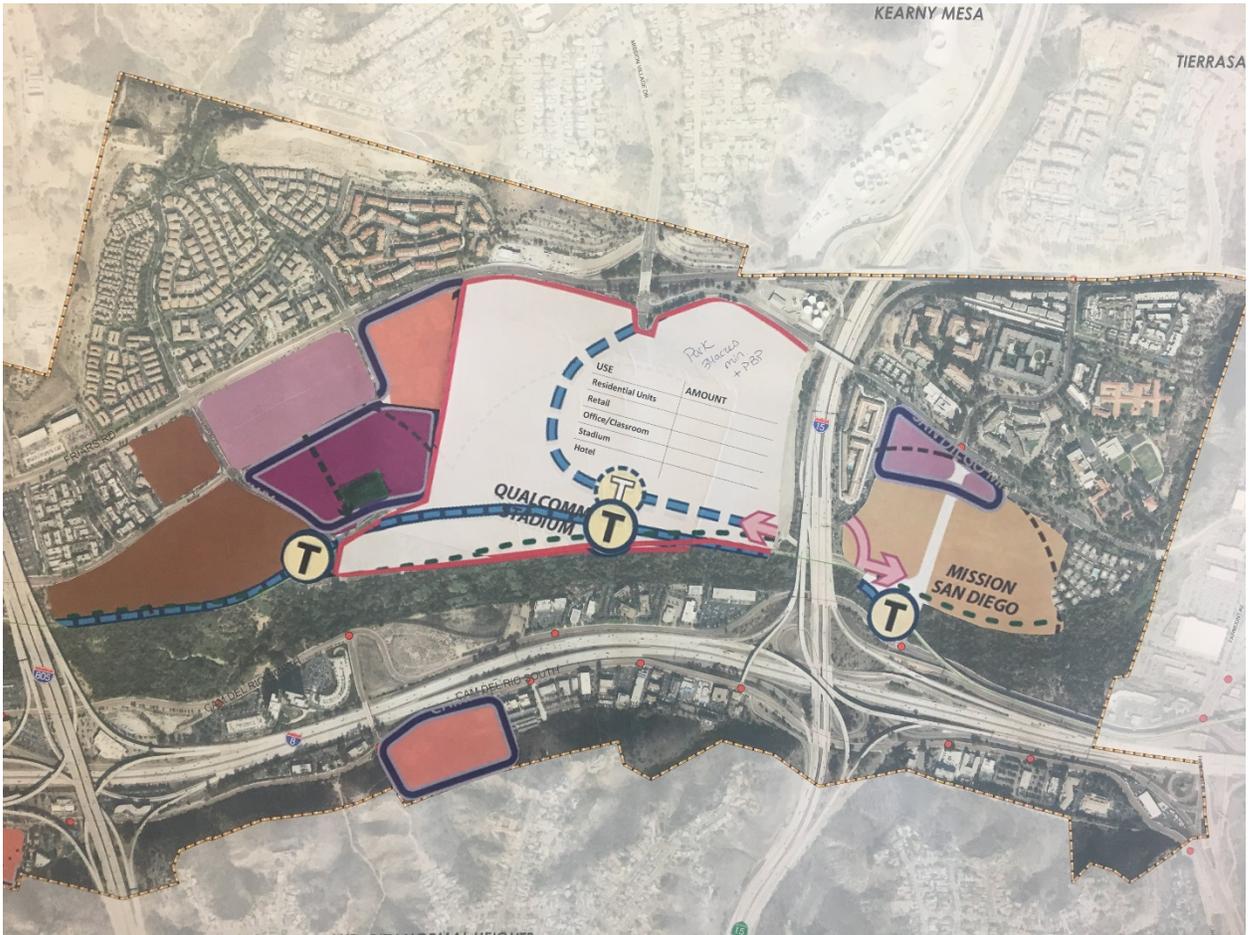


Exhibit 1 – Eastern Mission Valley Land Use Plan Exercise

#### D. Discussion

1. Subcommittee members expressed concern with FS Investors' Initiative which precludes financial responsibility for offsite improvements.
2. Subcommittee members raised interest in understanding how public Park requirements will be satisfied. Parks & Recreation will be in attendance at the October CPUS meeting to review.
3. Subcommittee members raised interest in the distribution of proposed new residential between West, Central and East Mission Valley. City staff noted distribution is approximately equal with approximately 5,000 new residential units proposed in each.
4. Subcommittee members expressed interest in construction of a vehicular and pedestrian bridge crossing the San Diego River at Fenton Parkway. Other subcommittee members expressed environmental concerns to the river.
5. Subcommittee members expressed interest in a vehicular and pedestrian bridge crossing the San Diego River at the Qualcomm Stadium redevelopment site for improved connectivity to the redevelopment site from the South. Other subcommittee members expressed environmental concerns to the river.
6. Subcommittee members expressed interest in seeing a parklands, enhanced street sections and a neighborhood serving retail village adjacent to the historic San Diego Mission. Members noted that the Mission is one of San Diego's most

valuable historic properties and the neighborhood character should celebrate its existence with quality public amenities.

7. Subcommittee members raised interest in acquiring office land use property South of the San Diego River (South of Qualcomm Stadium) for parklands.

#### **E. Qualcomm Stadium Land-use Policy**

The Subcommittee reviewed land-use policy to be considered for the Qualcomm redevelopment site. The following land-uses were deemed appropriate.

1. Sport facility/ use is acceptable, but not required
2. Community parklands and civic space (15 – 20 acres)
3. Public recreation
4. Aquatics center (friendly to families, children and aging-in-place seniors)
5. Private or public higher education, i.e., university of college
6. Primary education facilities
7. A village center
8. Address river development setback; 100' ESL setback

#### **D. Future Meetings**

1. The August 11<sup>th</sup> meeting will be a public outreach meeting located at Westfield Mission Valley Mall East within the former Bath and Body Works retailer opposite Ruby's Diner. This meeting will also serve as the EIR NOP meeting. A public open house will be hosted by City Staff on Sat Aug 14<sup>th</sup> from 10 am – 6pm at the same location.
2. The September meeting will focus on parklands.
3. The October meeting will focus on facility finance plans.

#### **E. Adjournment: The meeting adjourned at 4:30 pm.**

#### **Next Regular Meeting Date:**

**Friday, Aug 11, 2017 at 3:00 pm at Westfield Mission Valley East, former Bath & Body Works retailer.**

**PHOTO OF GUEST SIGN IN SHEET FOR AUGUST 02, 2017 MVPG MEETING**

# GUEST SIGN-IN

Meeting Date August 2, 2017

We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	Robert Werchelt	Werchelt RE
2	Steve Laub	for 7-Eleven
3	Bonny Belair	American Tower
4	Alberto Mier y Teran	KFMB stations
5	RICK BOSSCHER	KFMB STATIONS
6	Nick Roberts	Gas 7-Eleven
7	Noli Zox	Linda V'sh Planning <sup>Group</sup>
8	Karen Keilly	San Diego Public Library
9	Walter Musial	UGI Engineers
10	Roger Shandown	7-Eleven
11	Stephanie Brants	Pacific Coast Comm
12	James Davis	7-Eleven
13	PASHA JOHNSON	PSRS
14	JIM HAUGHEY	Michael Baker INTL
15	Adrian LeCesne	Law office of Adrian LeCesne
16	RICK WILSON	MV YMCA
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