

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

**April 04, 2018**

**Members Present:**

Michele Addington, Cameron Bucher, Bob Cummings, Kaye Durant, Jonathan Frankel, Alan Grant, Derek Hulse, Rob Hutsel, John LaRaia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Rick Tarbell, Josh Weiselberg, Larry Wenell

**Members Absent:** Marco Sessa, Dottie Surdi, Jim Penner, Steve Abbo

**City/Government Staff:**

Nancy Graham, Javier Gomez, Karen Reilly, Ryan Trabuco, Zach Bunshaft

**Guests:**

See list at end of minutes

**A. CALL TO ORDER**

John Nugent called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:01p.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 –**

John Nugent led the Pledge of Allegiance.

**C. Election of MVPG Officers– Keith Pittsford**

Keith Pittsford presented the candidates for MVPG officer positions. 14 ballots were cast and the following were elected to 4 year terms ending April 2022:

Chair: John Nugent

Vice Chair: Rob Hutsel

Secretary: Cameron Bucher

Treasurer: Elizabeth Leventhal

The new MVPG Officers assumed their positions.

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

John Nugent welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

--MVPG Standing Committees and Subcommittee appointments. John Nugent as Chair invited all present Standing Committees and Subcommittees including chairs thereof to continue their respective appointments. Chairs of each Committee and Subcommittee were asked to review their committee memberships. Nancy Graham sought clarification with respect to appointment of the Mission Valley Community Plan Update Committee

membership. John Nugent indicated all present members, including both current MVPG Board members and members of the public were invited to continue their participation in the Committee.

Guests introduced themselves.

#### **D. APPROVAL OF MINUTES**

**Rob Hutsel moved to approve the minutes of the March 07, 2017 regular meeting. Bob Cummings seconded the motion. Minutes were approved 11–0–6 with Cameron Bucher, Bob Cummings, Kaye Durant, Alan Grant, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, John Nugent, Keith Pittsford, Josh Weiselberg voting yes, and**

**Michele Addington, Jonathan Frankel, Derek Hulse, Andrew Michajlenko, Rick Tarbell, Larry Wenell 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:

- City Hearing Officer ruled proposed marijuana dispensary to be located at Mission Center Court located too closely to nearby sensitive uses as existing slope/embankment did not constitute sufficient spatial buffer from sensitive uses pursuant to City ordinance. Action may be appealed to Planning Commission.
- PTA tracking marijuana related facilities to provide local businesses and parents information concerning location of such facilities and distances to/from sensitive uses, including schools and churches. Concerns that some marijuana facilities may be permitted closer to sensitive uses than allowed by ordinance as some sensitive users like churches and charter schools may not require permits for operation or may be operating without permits and thus no notice to the City of their existence. City of Los Angeles considering ordinance designating all open space land as sensitive uses and thus would require marijuana-related facilities to be located specific distances away therefrom. PTA urging City of San Diego to consider similar ordinance.

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

##### **1. Open positions on MVPG Board**

Keith Pittsford reviewed the current Board positions open are for terms ending in 2020. There is one opening under each of the Property Taxpayer, Property Owner and Resident categories. One application for one open seat has been submitted and the prospective Board

Member qualified to serve. Any member of the public interested in serving is invited to apply.

## **G. TREASURER'S REPORT**

The balance remains at \$1,344.16.

## **H. ACTION ITEMS**

### **1. Authorize signatories for MVPG Bank Account**

**John LaRaia moved to approve the signatories on the MVPG Bank Account as John Nugent, Rob Hutsel and Elizabeth Leventhal and to remove all other current signatories, and Allan Grant seconded the motion. Motion was approved 17-0 -0 with Michele Addington, Cameron Bucher, Bob Cummings, Kaye Durant, Jonathan Frankel, Alan Grant, Derek Hulse, Rob Hutsel, John LaRaia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Rick Tarbell, Josh Weiselberg, Larry Wenell voting yes**

### **2. Request from RiverWalk San Diego for Ad Hoc Riverwalk Subcommittee to serve also as the Riverwalk General Development Plan committee for the planned park in the development.- Bhavesh Parikh**

#### Draft Action:

That the City's General Development Plan process for the planned park at Riverwalk San Diego be coordinated by the MVPG Ad Hoc Riverwalk Subcommittee serving as the Riverwalk San Diego General Development Plan committee

Bhavesh Parikh of Riverwalk San Diego discussed having the MVPG Ad Hoc Riverwalk subcommittee be the venue for the General Development Plan process associated with the proposed River Park at Riverwalk.

The suggested process would include 4 meetings of the MVPG Ad Hoc Riverwalk subcommittee, likely beginning in May 2018:

- Meeting 1: Verify GDP process and share all of the input and feedback to date regarding park amenities and park concepts created by the community. Obtain a consensus on the program for 2 park designs.
- Meeting 2: Present 2 park design alternatives in rough sketch form with supporting design character photographs along with findings regarding grading and hydraulics. Ideally come to a consensus regarding a direction for a preferred park design.
- Meeting 3: Presentation of a draft General Development Plan with supporting design character photographs and illustrations.
- Meeting 4: Presentation of Final General Development Plan and supporting graphics for subcommittee vote and approval.

The recommendation for the Final General Development Plan would then return to the MVPG for review and approval. Rob Hutsel, as chair, confirmed the request was acceptable to the subcommittee, but would confirm current membership roster prior to inviting additional members to join, but welcomed inquiries from persons interested in

participating. The meetings would still be open to the public and input from the public is welcome.

**Michele Addington moved that the City’s General Development Plan process for the planned park at Riverwalk San Diego be coordinated by the MVPG Ad Hoc Riverwalk Subcommittee serving as the Riverwalk San Diego General Development Plan committee. Kaye Durant seconded the motion. Motion was approved 16–0 –1 with**

Michele Addington, Cameron Bucher, Bob Cummings, Kaye Durant, Jonathan Frankel, Alan Grant, Derek Hulse, Rob Hutsel, John LaRaia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Josh Weiselberg, and Larry Wenell voting yes and Rick Tarbell recusing himself.

## **I. INFORMATION ITEMS**

### **1. No items**

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

##### 1) Design Advisory Board

The DAB did not meet, The next meeting will be on April 30, 2018. The committee is looking for additional members, including a chair. Please contact John Nugent for additional information.

##### 2) Mission Valley Community Plan Update- Elizabeth Leventhal/Andrew Michajlenko

The Community Plan Update Subcommittee (CPUS) did not meet in March.

The April meeting will be on April 13, 2018 at 3:00 at the Mission Valley Library.

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

For more information please visit the CPUS website at:

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

#### **B. Ad Hoc Committees**

##### 1) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal had nothing new to report.

##### 2) Riverwalk-Rob Hutsel

The April meeting will be on April 13, at noon at the Mission Valley Library

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

##### 3. MV Stadium Redevelopment-Kaye Durant

The Committee met on March 23, 2018.

The members again discussed the approach the committee would take to fulfill its assignment.

It was agreed that there would be a gathering of members submitted questions After distribution committee members would submit the appropriate questions to Soccer City and Friends of SDSU, and others as appropriate.

The next meeting of the sub-committee will be rescheduled by Kaye Durant.

## **2. Community Reports**

### **1. San Diego River Coalition**

There was no meeting in March.

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

The next meeting will on April 20, 2018.

More info at: [www.sdrivercoalition.org](http://www.sdrivercoalition.org)

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

A meeting was held on March 27, 2018. John Nugent attended.

John Nugent reported that the agenda included:

- Proposed Middle Income Density Bonus Regulations
- Review of SB 827-the Planning & Zoning Transit Rich Housing Bonus Act and SB 828- the Land Use Housing Element Act
- Code Enforcement Priorities

Agendas and Minutes of meetings are located at:

<https://www.sandiego.gov/planning/community/cpc>

John Nugent indicated the need for an alternate to attend the Community Planning Chairs Meeting. Michele Addington volunteered to serve as the alternate and was so appointed by John Nugent.

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

- Rob Hutsel provided a brief update on the river encampment clean ups and reported that the number of camps reduced from approximately 120 camps in October to approximately 50 at present. Rob commended the efforts and cooperation of City and local legislators' in facilitating the clean ups.
- Josh Weiselberg is continuing efforts for the installation of a no-turn-on-red sign at the intersection of Qualcomm and Camino De La Reina, north of Interstate 8.
- Nancy Graham reminded newly elected Board Members to complete the Community Orientation Workshop (“COW”) and that such can be done online or in person. There is a live workshop planned for May 5, 2018 at 8:30AM, City Hall, 12<sup>th</sup> Floor. Members must RSVP for the live workshop. Current Board

Members are also welcomed and encouraged to attend as a refresher or to clarify current understandings of relevant policies.

The online version of the COW and information concerning the live workshops may also be found at the following link:

<https://www.sandiego.gov/planning/community/resources>

**L. ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 12:37P.M.

The next regular meeting will be on Wednesday May 02, 2018 at 12:00 p.m. at the Mission Valley Library, Community Room.

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Cameron Bucher, Secretary

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

**DESIGN ADVISORY BOARD  
Mission Valley Planning Group**

There are no minutes this month

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

The Committee did not meet so there are no minutes this month

**PHOTO OF GUEST SIGN IN SHEET FOR APRIL 04, 2018 MEETING**

# GUEST SIGN-IN

Meeting Date April 04, 2018

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

	Print Name	Print Affiliation
1	ROBERT SHANDOR	MV RESIDENT
2	Willie Goodness	MV Resident
3	Bhavesh Parikh	Ameswalk
4	Mark Moss	Riverwalk
5	Armando Lozano	MV/Walk
6	Malia Pfister	USD
7	KEN GOTHELF	IVP, LLC
8	Ashley Klein	Squaw Valley
9	David Gray	SDSU
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11	PAM HERMOSILLO	SUNDT.
12	FERRY DEALY	LOW HINE
13	Robert and Bwell	SNPC
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