

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

**May 2, 2018**

**Members Present:**

Steve Abbo, Michele Addington, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Rick Tarbell, Marco Sessa, Dottie Surdi, Josh Weiselberg. *Perry Dealy joined after being elected.*

**Members Absent:** Cameron Bucher, Kaye Durant, Bob Cummings, Alan Grant, Larry Wenell, John La Raia, Jonathan Frankel

**City/Government Staff:**

Nancy Graham, Liz Saidkhanian, Javier Gomez, 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 12:07p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 14 members were present, constituting a quorum.

**B. PLEDGE OF ALLEGIANCE –**

Dottie Surdi led the Pledge of Allegiance.

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

Keith Pittsford nominated Perry Dealy for a term ending 2020 in either of the Property Owner category. Voting results 12 (unanimous) in favor and -0- against. Perry Dealy was seated on the MVPG as a member in the Property Owner category.

**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.

1. The July 4, 2018 regular meeting of the MVPG will be cancelled.

2. Committee Members

**DESIGN ADVISORY BOARD (DAB) STANDING COMMITTEE MEMBERS:**

**MVPG Board members**

Andrew Michajlenko, Chair

Michele Addington

John Nugent

Dottie Surdi

Larry Wenell

**Non-MVPG**

Paul Dugas  
Steven Kiss  
Jerry Shonkwileraia  
Bruce Warren

**RIVERWALK SUBCOMMITTEE MEMBERS**

**MVPG Members**

Rob Hutsel (chair)  
John Nugent  
Dottie Surdi  
Keith Pittsford  
Elizabeth Leventhal  
Steve Abbo  
Bob Cummings  
Michelle Addington

**Non-MVPG**

Robert Doherty  
Bob Shandor  
Mary Shepperd  
Frank Schultz

John reported that on April 12, 2018 the City Council adopted new marijuana regulations and replaced Medical Marijuana Consumer Cooperatives (MMCC) with Marijuana Outlets.

4. Guests introduced themselves.

**E. APPROVAL OF MINUTES**

**Keith Pittsford moved to approve the minutes of the April 4, 2017 regular meeting. Rob Hutsel seconded the motion. Minutes were approved 10-0-5 with Michele Addington, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Rick Tarbell, Josh Weiselberg, voting yes and Perry Dealy, Marco Sessa, Dottie Surdi, Jim Penner and Steve Abbo, abstaining.**

**F. APPROVAL OF ANNUAL REPORT**

**John Nugent presented the MVPG with the 2017 Annual Report of the MVPG for discussion and approval.**

**Elizabeth Leventhal moved to approve the 2017 Annual Report of the MVPG. Keith Pittsford seconded the motion. The matter was approved 15-0-0 with Steve Abbo, Michele Addington, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Marco Sessa,**

**Dottie Surdi, Jim Penner, Keith Pittsford, Rick Tarbell, Josh Weiselberg and Perry Dealy voting yes.**

**G. 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:

- No Community Plan update Meeting on Friday 5/11/2018
- Cow is on Saturday 5/5/2018 at 8:00AM
- San Diego River Days May 12-20

**H. MEMBERSHIP COMMITTEE – Keith Pittsford**

**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, and Resident categories. Any member of the public interested in serving is invited to apply. *Currently we have 22 members out of a possible 24.*

**I. TREASURER’S REPORT – Elizabeth Leventhal**

The balance remains at \$1,344.16.

**J. ACTION ITEMS**

**1. Neighborhood Use Permit: Sign Plan for Del Rio Apartments – Brandy Orner**

Background: The proposed project's purpose is beautification of the existing sign program at Del Rio Apartment Homes on Fenton Parkway at Friars Road.

The following changes are included in the proposed Neighborhood Use Permit: Ten existing signs will be refaced, including 6 monument signs on Fenton Parkway. Removal of twelve existing banner flag signs with 6 new banner flags to be installed along Friars Road. The monument sign at the corner of Friars and Fenton Parkway will be removed and replaced with a new monument sign. Five new leasing directional signs will be placed to assist the flow of vehicular traffic to find the leasing office, which is located at the eastern most driveway on Fenton Parkway.

Proposed Sign Plan may be downloaded here:

<https://www.dropbox.com/s/ddubo3mumt66yux/DEL%20RIO%20Sign%20Prog%20180216.pdf?dl=0>

The project was reviewed by the DAB April 30, 2018.

**Perry Dealy moved to recommend approval of the Neighborhood Use Permit for the Sign Plan for Del Rio Apartments as submitted. Rob Hustel seconded the motion. The matter was approved 15-0-0 with Steve Abbo, Michele Addington, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Marco Sessa, Dottie Surdi, Jim Penner, Keith Pittsford, Rick Tarbell, Josh Weiselberg, and Perry Dealy voting yes.**

## **2. Grand Jury Report on Community Planning Groups – John Nugent**

**Keith Pittsford moved to recommend approval of preparation of a written response to the San Diego City Planning Division concerning the Grand Jury Report as follows and Dottie Surdi seconded the motion.**

**Motion: The response to the Grand Jury Report on Community Planning Groups by the Mayor and City Council should include a resounding affirmation of the importance and positive role that Community Planning Groups have within the City Planning and Development Services Department and that efforts be made to strengthen communications among City Department and Community Planning Groups to indicate that there is a partnership between the Community Planning Groups and various City of San Diego departments. The MVPG does not support consolidation of Community Planning Groups but does support a review of the Community Planning Group Boundaries. The MVPG does support any efforts to improve recruiting of members, especially those that could result in more diverse Community Planning Group memberships.**

**The matter was approved 14-0-1 with Steve Abbo, Michele Addington, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Marco Sessa, Dottie Surdi, Jim Penner, Keith Pittsford, Rick Tarbell, Josh Weiselberg voting yes and Perry Dealy abstaining.**

## **K. INFORMATION ITEMS**

### **1. No items**

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

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

#### **1) Design Advisory Board – Andrew Michaeljenko**

Andrew reviewed the minutes for the DAB meeting. Please see minutes below.

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

The meeting scheduled for May 11, 2018 is cancelled.

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  
Waiting on We All Count report.

2) Riverwalk-Rob Hutsel

Next meeting will be held May 11, 2018 at noon at Mission Valley Library.  
For more information please visit the Riverwalk website at: <http://riverwalksd.com/>

3. MV Stadium Redevelopment-Kaye Durant

No Report:

Next meeting will be held May 8, 2018 at 1 P.M. at Mission Valley Library.

## **2. Community Reports**

1. San Diego River Coalition

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

The next meeting will be May 18, 2018.

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

2. Community Planning Chairs Meeting –  
A meeting was held on April 24, 2018. John Nugent attended.

John Nugent reported that the agenda included:

- Council Member David Alvarez discussing the proposed sidewalk repair policy.
- Introduction of new Planning Director Mike Hansen
- Master Storm Waster Maintenance Program
- Proposals to Restructure Community Planning Groups-Grand Jury and Circulate San Diego Reports

Agendas and Minutes of meetings are located at:  
<https://www.sandiego.gov/planning/community/cpc>

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

- Todd Gloria is hosting a Coffee on May 12 at 10:30AM at the La Hacienda Hotel in Old Town
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**M. ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:03P.M.

The next regular meeting will be on Wednesday June 6, 2018 at 12:00 p.m. at the Mission Valley Library, Community Room.

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for Cameron Bucher, Secretary

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

**DESIGN ADVISORY BOARD  
Mission Valley Planning Group**

MEETING NOTES  
MISSION VALLEY DESIGN ADVISORY BOARD

**Date:**

Apr 30, 2018

**Members Present:**

Michele Addington, Andrew Michajlenko, John Nugent, Jerry Shonkwiler, Dottie Surdi

**Members Absent:**

Paul Dugas, Steven Kiss, Bruce Warren, Larry Wenell

**San Diego City Planning Staff:**

None

**Other City Staff:**

None

**Others in Attendance:**

Irvine Company : Chris Millard

Graphic Solutions : Ruben Andrews, Brandy Orner, Bonnie Snyder

Dinerstein: Josh Vasbinder

KLR Planning : Karen Ruggels

**Meeting Notes:**

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**A. Call to Order**

Andrew Michajlenko called the regular meeting of the Mission Valley Design Advisory Board (DAB) to order at 3:35 pm at the Mission Valley Library, Seminar Room A, located at 2133 Fenton Parkway, San Diego, CA.

**B. Informational Items**

1. Dinerstein Witt Mission Valley - Planned Development Permit.

Josh Vasbinder, Dinterstein, reviewed revisions to the project proposal in response to the City's Long Range Planning comments. Long Range Planning requested the project comply with the Noise Element of the General Plan relative to residential uses in areas where noise levels exceed 75 dBA Community Noise Equivalent Level (dBA CNEL). In response to the request the project applicant has relocated 20 dwelling units which previously faced Interstate - 8 to a North courtyard; and reoriented 22 dwelling units such that their exterior balconies face East and West in lieu of South towards the freeway. The parking structure which was previously screened on the South elevation by a residential wrap will have a decorative two-tone architectural metal screen in a 'basket-weave' pattern.

The applicant is currently preparing an EIR and expects the EIR to be released for public comment in August or September 2018.

DAB discussion:

- a. Requested the architectural screen shield headlights from within the parking garage.
- b. Requested the applicant provide material samples and colors when they return to DAB.

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

### MINUTES OF THE REGULAR MEETING OF THE MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE

**Date:**

Apr 13, 2018

**Members Present:**

Alan Grant, Derek Husle, Rob Hutsel, Richard Ledford, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Karen Ruggels, Marco Sessa, Dottie Surdi, Karen Tournaire, Patrick Pierce, John Schneidmiller, Paul Brown

**Members Absent:**

Larry Wenell

**San Diego City Planning Staff:**

City: Nancy Graham, Liz Saidkhanian, Naomi Siodmok

**Other City Staff:**

Traffic Engineering : Maureen Gardiner

**Consultants:**

Chen Ryan: Monique Chen, Phuong Nguyen

**Others in Attendance:**

Eliala Dostal, Cindy Moore, Michael Sherman, Ken Gotthelf (JUP LLC), Ian Hossfeld (Hines), John Ziebarth, Tom Fitzpatrick, Steve Bossi (Atlantis Group), Rachel Esguerra (Library Staff)

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**Meeting Notes:**

**A. Call to Order**

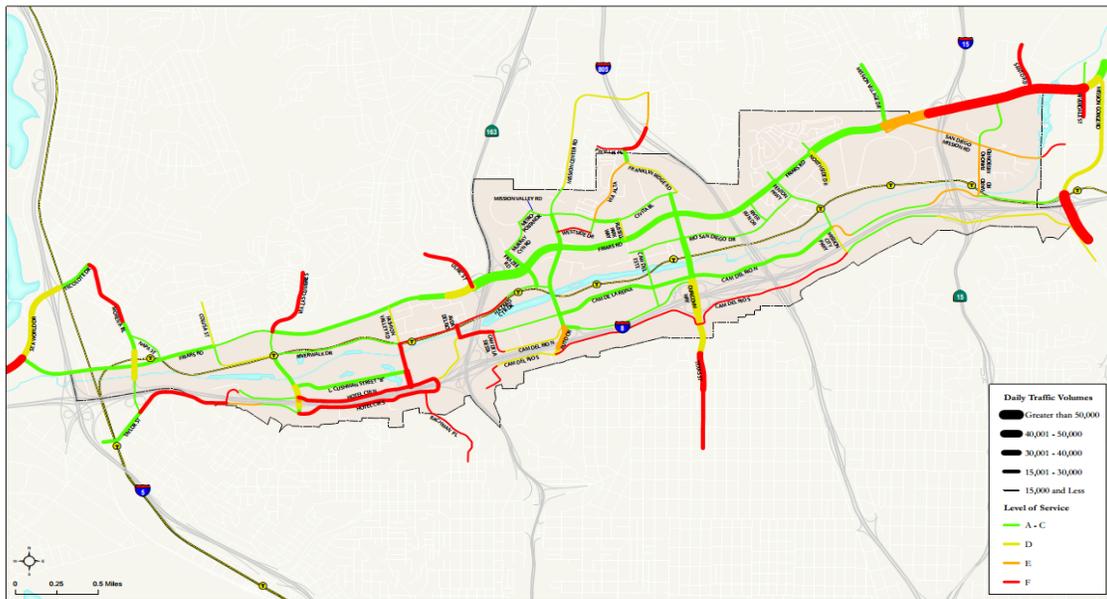
Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:00 pm at the Mission Valley Library Community Room located at 2133 Fenton Parkway, San Diego, CA.

**B. Introductions**

Nancy Graham introduced Chen Ryan Associates who is providing traffic consultation for the Community Plan Update.

**C. Mobility Forecast Modeling**

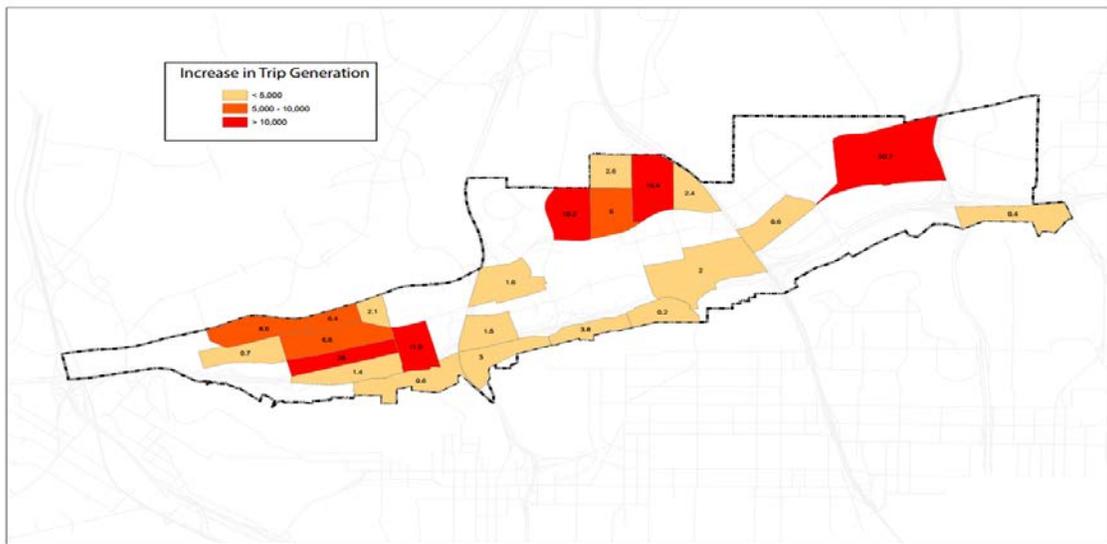
1. Traffic forecast modeling prepared by SANDAG with oversight by City of San Diego and Chen Ryan Associates.
2. The existing Adopted Community Plan mobility model is based upon trip-based allowances assigned to land-uses (ADT).



Mission Valley Community Plan Update  
 Mobility Element  
 CHEN + RYAN

Figure 1  
 Adopted Community Plan Year 2035 Daily Traffic Volumes and Roadway Level of Service

Figure 1 Adopted ADT & LOS - graduated lines



Mission Valley Community Plan Update  
 Mobility Element  
 CHEN + RYAN

Adopted Plan versus Base Year

Figure 2 Adopted Vs Base Year with Border

PHOTO OF GUEST SIGN IN SHEET FOR May 2, 2018 MEETING

**GUEST SIGN-IN** Meeting Date May 02, 2018  
 We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	DEMY STEIN	I Group Design
2	BONNIE SNYDER	GRAPHIC SOLUTIONS
3	BRANDY ORNER	GRAPHIC SOLUTIONS
4	RUBEN ANDREWS	GRAPHIC SOLUTIONS
5	CHRIS MILLARD	IRVINE COMPANY
6	Shirley Kimmick	
7	Bill Kimmick	
8	PERRY DEARLY	JOHN HANE MAZ
9	Noli Zosc	Linda Vick Planning Group
10	Zachary Gregg	SDSU
11	Patrick Pierce	Resident - MV
12	Richard Williams	Muzermark
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