

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

**January 9, 2018**

Mission Valley Public Library, Community Room  
2123 Fenton Parkway, San Diego, CA 92108

**Members Present:**

Steve Abbo, Cameron Bucher, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Rick Tarbell, Josh Weiselberg, and Larry Wenel.

**Members Absent:** Michele Addington, Perry Dealy

**City/Government Staff:**

Nancy Graham

**Guests:**

See list at end of minutes

**A. CALL TO ORDER**

Jonathan Frankel 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.

Verify Quorum: 14 members were present, constituting a quorum; Kathy McSherry, Derek Hulse, Dottie Surdi, John LaRaia, Marco Sessa and Patrick Pierce joined after the Call to Order.

**B. PLEDGE OF ALLEGIANCE –**

Jonathan Frankel led the Pledge of Allegiance.

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

Jonathan Frankel welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Jonathan suggested an informal committee or other session of the Board to outline strategic goals and desires for the future of Mission Valley including the CPU, the SDSU West project and other proposed development in Mission Valley.

**D. APPROVAL OF MINUTES**

**Keith Pittsford moved to approve the minutes of December 05, 2018 regular meeting; Alan Grant seconded the motion. Minutes were approved 14-0-6 with Steve Abbo, Kaye Durant, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Patrick Pierce, Jim Penner, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Josh Weiselberg, Larry Wenel voting yes, and Cameron Bucher, Bob Cummings, Derek Hulse, John LaRaia, Kathy McSherry and Rick Tarbell abstaining.**

**E. Public Input – Non-Agenda Items but within the scope of authority of the planning group.**

- None.

**F. Membership Committee – Keith Pittsford**

1. Two open positions on the MVPG Board; volunteers are encouraged to apply.

**G. Treasurer’s Report – Elizabeth Leventhal**

1. Reported that the balance remains same at \$1,344.16.

**H. Information Items**

**1. Conversion of Existing Carl’s Jr. Restaurant at 5323 Mission Center Rd. – Khoa Nguyen**

Application provided background on Chick-Fil-A and business practices, including development of dual drive-thru system. Applicant proposes no modifications to existing site plan; proposes architectural modifications to building façade and landscape and as necessary for compliance with City approval process. Applicant sought input from DAB, but project does not require DAB approval. Applicant came before MVPG as informational item for outreach to MVPG. Questions asked about property boundary and relationship to Incahoots business; the property is separate from that business and is a parcel separate and apart from the parcel upon which the Incahoots business is located. This facility will be franchisee operated. Questions asked about impacts to river and homeless; project will not directly affect the river and the franchisee is welcome to partner with City or other non-profits regarding assistance re: homelessness. Project timing seeks City approval in April, construction through the summer and an opening Fall of 2019. Question asked about mural on block wall; no plans to modify the mural.

**I. Action Items –**

**1. Witt Mission Valley Residential Project – Josh Vasbinder & Karen Ruggels**

Applicant provided background on company and general outline of project. Project is on just over 5 acres, five stories high in a wrap configuration and will have 277 residential units, including studios, 1 & 2 bd units and shop-keeper units and is similar to adjacent Millennium Mission Valley project. Applicant modified the site plan to bring the garage closer to freeway at request of City. Project also features large dog park and prominent stair-step entry at northwest corner near entrance to river path to make more inviting. Traffic impacts are limited to cumulative impacts to Camino Del Rio North. The project will pay an in-lieu fee, which is reduced as project is on City’s fast track process because it generates 52% of its own electric need onsite. Questions were asked about noise and impact to residents in adjacent project –

no complaints received concerning noise by residents, but not all units are leased yet. The project EIR comment period has closed and project expects to go before Planning Commission February 2019; construction could begin end of 2019 and will require two years to complete.

**Marco Sessa moved to recommend the project as presented; Dottie Surdi seconded the motion. The matter was approved 20-0-0 with** Steve Abbo, Cameron Bucher, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Rick Tarbell, Josh Weiselberg, Larry Wenel **voting yes.** There were zero “no” votes, recusals or abstentions.

**2. Application for CUP for alcoholic beverage outlet at Chevron Gas Station at 2290 Camino Del Rio North – Bill Riggle & Saad Attisha**

Applicant presented materials including cycle comments from City and proposed conditions issued by City Police Department. Applicant agrees to comply with conditions provided it does seek waiver on the prohibition of refrigerated alcoholic beverage sales and does seek approval to have two coolers for refrigerated alcoholic beverages. Applicant also agrees that if it obtains approval for alcoholic sales as submitted, it will agree to comply with all of City requirements including frontage improvements to driveways and sidewalk. Applicant was asked to confirm the above. Applicant was also asked about crime statistics and whether they could confirm the high crime rate is mostly attributed to crimes committed at stadium site during events. Applicant believed such was the case, but could not provide confirmation re: the statistics. Applicant was asked if sales had declined since facility was renovated to expand convenience store. Applicant indicated sales had increased and sought approval of the CUP to provide additional convenience to customers and is aimed to maintain their business. Project is located immediately across Camino De La Reina and adjacent residential complex where some customers live.

**Jonathan Frankel moved to recommend the project as presented by Applicant; Derek Hulse seconded the motion. The matter was approved 17-3-0 with** Steve Abbo, Cameron Bucher, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Kathy McSherry, Andrew Michajlenko, Patrick Pierce, Marco Sessa, Michael Sherman, Dottie Surdi, Rick Tarbell, Josh Weiselberg, and Larry Wenel **voting yes, and** Elizabeth Leventhal, Jim Penner and Keith Pittsford **voting no.** There were no recusals and/or abstentions.

**J. Committee/Community Reports:**

1. Subcommittee Reports:

a. Standing Committees:

- 1) Design Advisory Board – Normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko.

The DAB did not meet last month.

- 2) Mission Valley Community Plan Update- Elizabeth Leventhal/  
Andrew Michajlenko Normally meets 2<sup>nd</sup> Friday of each month at  
3:00 p.m. at the Mission Valley Library.

Comments on the MVCPU have been compiled and submitted to the Chair for final review and delivery to the City. No meeting is planned for January. Nancy Graham commented the City is looking to release the EIR draft in February as well as proposed land use drafts. The land use drafts is passing through the City's working group prior to release which is anticipated to be February.

b. Ad Hoc Committees

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

The We All Count effort for MV and other areas of the County is planned for January 25<sup>th</sup> and is headed by the San Diego River Park Foundation. For more information or to volunteer, visit the following link:  
<https://rtfh.volunteerhub.com/>

John Brady from Voices of Our City Choir was introduced and briefly spoke about the organization and its purpose in developing solutions to homelessness in San Diego. More information can be found at the following link: <http://www.voicesofourcity.org/>

- 2) Riverwalk-Michele Addington

New meeting dates; meetings now held on 4<sup>th</sup> Thursday of the month with next meeting to be held February 28<sup>th</sup> at 3:30PM at the MV Library.

- 3) MV Stadium Redevelopment-Kaye Durant

Letter from MVPG sent to Mayor and SDSU, but no response received thus far. SDSU commented that they will be initiating outreach efforts and seek public input on the project in the coming months and will have email contact for public input to be received.

2. Community Reports

- a. San Diego River Coalition – Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library.

There was no meeting in December. The next meeting will be January 18 at 3:00p.m. and the agenda will include a letter to the Mayor's office concerning SANDAG's continued efforts regarding the river trail south of the stadium site.

- b. Community Planning Chairs Meeting –Michele Addington/Jonathan Frankel

No meeting in December, but January meeting is focused on Mayor's proposed parking minimums.

3. Miscellaneous Mail/Items-For the Good of the Order

Rob Hutsel of San Diego River Park Foundation commented that over past year survey indicates an 81% reduction in homeless encampments in the river area of Mission Valley as well as reduction in associated trash removal. New efforts will focus on homeless residing in canyons who were displaced from the river and the impact on them. Josh Weiselberg commented that relocation of the recycling center from Food-4-Less to mid-City has also reduced some of the MV homeless issues and also commented that he would like to see SDSU work a homeless outreach or assistance program into its redevelopment process.

**K. Adjournment:** Meeting was adjourned at 1:22P.M. Next Regular Meeting Date is February 6<sup>th</sup> at 12 noon at the Mission Valley Library, Community Room.

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Cameron Bucher, Secretary

**PHOTO OF GUEST SIGN IN SHEET FOR JANUARY 9, 2019 MEETING**

**GUEST SIGN-IN** Meeting Date 1/9/2019  
 We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	BRIANNY RUGGERS WALLACE	KUR Planning
2	KAREN RUGGERS	KUR Planning
3	Robert Weichelt	Weichelt Properties
4	Carla Weichelt	Weichelt Properties
5	MARISSA FELICIANO	IS ARCHITECTURE
6	BRUCE CIABATTI	URBAN ARENA.
7	Amy Tobia	FS Design Group - MV Business
8	Anthony Hackett	
9	Ken Gottlieb	PROP OWNER
10		

**GUEST SIGN-IN** Meeting Date 1/9/2019  
 We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
24	John Brady	Voices of our City
25	Saad ATTISHA	Mission Valley Chevron
26	ROB HUTSEL	SORF
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