

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

**February 6, 2019**

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

**Members Present:**

Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg and Larry Wenel.

**Members Absent:** Derek Hulse, Michael Sherman & Dottie Surdi,

**City/Government Staff:**

Nancy Graham, Javier Gomez, Liz Saidkhanian, Karen Riley, Brian Schoenfleish

**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 12:05p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 16 members were present, constituting a quorum. Patrick Pierce, Josh Weiselberg and Andre Michaeljlenko joined later.

**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.

**D. APPROVAL OF MINUTES**

**Elizabeth Leventhal moved to approve the minutes of January 09, 2019 regular meeting; Alan Grant seconded the motion. Minutes were approved \_\_\_-0-\_\_\_ with Steve Abbo, Cameron Bucher, Bob Cummings, Kaye Durant, Johnathan Frankel, Alan Grant, John LaRaia, Elizabeth Leventhal, Kathy McSherry, Patrick Pierce, Jim Penner, Keith Pittsford, Rick Tarbell, Marco Sessa, Josh Weiselberg. Larry Wenel voting yes, and Michele Addington & Perry Dealy abstaining.**

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

- Karen Riley of SD Library invited the public to join the Friends of the Library organization as membership has declined. They meet the 3<sup>rd</sup> Wednesday of the Month at 6:30pm at the Library.
- Gary Weber and Adam Deutsche, both of Normal Heights planning group, expressed desire for communication and cooperation with MVPG in connection with mobility and accessibility from Normal Heights to Mission Valley.
- Noli Zosa announced his candidacy for City Council, District 7 and his desire to continue his involvement with Linda Vista and Mission Valley communities and their continued development.
- Matthew Guillory and Anthony Hackett both introduced themselves as prospective MVPG board members and expressed interest in joining the MVPG.

#### **F. Membership Committee – Keith Pittsford**

1. Open positions on the MVPG Board - there are two open positions, each in the Resident and Tax Payer category. Keith to collect applications from prospective members to determine qualification.

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

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

#### **H. Information Items**

##### **1. Update on SDSU West EIR Preparation (Initial Study/NOP) – Laura Shinn/Jim Chatfield**

Laura Shinn, Director of Planning and Jim Chatfield of JMI provided overview of project; being an ideal location and focused on becoming regional asset. Review of CEQA process potential impacts and overall schedule. Review of history of site hydrology. The design centered around original hydrology and open space needs. Design provides for lower plateau (river and open space) and upper plateau (campus/development). Campus planned for 3-6 story buildings and 1.6M GSF; 35000 seat stadium for multi-use (NFL, MLS and other uses); 4,600 residential units over 15 block area (stadium-style being higher in center and lower elevation on frontage); 400 hotel rooms and 95,000 GSF of retail, market-serving space. Campus designed to handle 15000 FTE students; SDSU have 94000 applicants in 2019. No impacts to ag/forestry resources anticipated. DEIR expected Summer 2019 and decision by CSU Board of Trustees by January 2020. Question asked about residential acreage – the EIR provides for approximate acreage of residential development area. Other questions centered around the Fenton Parkway throughway and bridge and its impact (potential) on parkland as well as the lack of the extension shown on the planning documents despite its inclusion in the Mission Valley CPU. A comment was made about SDSU seeking to use value paid to City for the land to fund mitigation projects required for the project rather than have funds paid into a general fund and not be used in Mission Valley where the impact may occur the most. Questions about acquisition process and involvement by

MVPG were asked – SDSU indicated the City dictated the scope of participants involved but would provide updates to MVPG as available. Comments on NOP due by February 19<sup>th</sup>, 2019. Links to additional information, or to comment:

[www.sdsu.edu/missionvalley](http://www.sdsu.edu/missionvalley) or email: [mvcomments@sdsu.edu](mailto:mvcomments@sdsu.edu)

## **2. Community Plan Update Revisions & EIR Status – Nancy Graham**

City released PEIR and the working draft of the Mission Valley Community Plan Update (CPU) today; the public has 45 days to submit comments to the City. City has worked with Riverwalk toward compromise regarding Via Las Cumbres extension and in lieu of original plan, proposes a two lane road east of the current Via Las Cumbres extension (i.e. Street J), which would cross under the MTS trolley line and then cross the river via above-grade crossing (i.e. bridge). The proposal is listed as the City’s preferred alternative. Comments were raised about the lack of a financing plan in review of the proposed elements of the Plan and that same could hinder ability to provide meaningful input on the plan and the environmental impacts and mitigation therefore. Questions were also raised about impact of traffic on all adjoining or adjacent freeway interchanges and lack of understanding of how same may be mitigated as they were not studied as part of the plan. It was clarified the one-way couplet will run counterclockwise (north based on map provided). One comment indicated concern about VLC extension as Riverwalk represents last section of river left untouched and the VLC extension would affect the river. Another comment expressed concern for lack of vision and proposed development for areas located south of Interstate 8 and its effect on the viability of business there to continue or make long-term productive use of their land.

## **3. Recap of 2019 Point in Time County – Rob Hutsel**

Rob Hutsel offered introduction of count and its purpose and history. Most recent count indicates overall reduction of homeless encampments and associated trash/refuse. Count from Estuary to Interstate 15 (@ Friars Road) revealed only 56 homeless persons. Based on unapproached persons and observed, but unoccupied encampments, using a multiplier, the count assumes only 60-70 persons residing in River within area outlined.

### **I. Action Items –**

1. Consideration of Site Development Permit for Ruffin Canyon Trail Project –  
Laura Ball

Project includes realignment and new acquisition of easements for portions of Ruffin Canyon trail from Taft Middle School through Escala HOA property to Mission Valley. Project outline indicated scope and projected timeline (seeking final approval and construction initiation approximately one year from now). Some plant species may be affected and will require mitigation. Part of the project is located in the Multi-Species Habitat Conservation Area. Project has support and approval of Serra Mesa Planning

Group. Comment made about motion initially made (and later rescinded) that MVPG should support the project without condition of approval/consent of others.

**Michele Addington moved to recommend the project as presented provided the City also obtain the approval/consent of each of SD Unified School District (Taft Middle School) and the Escala HOA; Keith Pittsford seconded the motion. The matter was recommended 13-5-1 with Steve Abbo, Michele Addington, Perry Dealy, Bob Cummings, Johnathan Frankel, John La Raia, , Kathy McSherry, , Jim Penner, Patrick Pierce, Keith Pittsford, Michael Sherman, Dottie Surdi, Josh Weiselberg voting yes, and Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Marco Sessa, Larry Wenel voting no and Kaye Durant recusing.**

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

### 1. Subcommittee Reports:

#### a. Standing Committees:

- 1) Design Advisory Board – Did not meet; normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko
- 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. Meeting proposed to be moved to February 22<sup>nd</sup> to provide members time to review PEIR and working draft of the Mission Valley CPU and to verify availability with Library. Agenda will be provided when available and in accordance with bylaws and Brown Act.

#### b. Ad Hoc Committees

- 1) Public Health, Safety and Welfare – Elizabeth Leventhal thanked Rob Hutsel for his earlier presentation.
- 2) Riverwalk-Michele Addington indicated the next meeting will be held February 28<sup>th</sup> at the Library at 3:30pm and that meetings will be continue thereafter the 4<sup>th</sup> Thursday of each month with November and December meeting dates subject to change. Meetings will be in the Mission Valley Library at 3:30PM.
- 3) MV Stadium Redevelopment-Kaye Durant will provide a revised schedule of meetings so that the subcommittee may resume as SDSU has initiated the development process. No response yet form City regarding involvement or view into City negotiations with SDSU in connection with land sale.

### 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. No meeting in January, but

next meeting is February 15, 2019 @ 3:00pm; Riverwalk will present and the board will continue discussion of Via Las Cumbres extension.

b. Community Planning Chairs Meeting –Michele Addington/Jonathan Frankel indicated desire to bring an item to the Board to discuss the Mayor’s propose relaxation of parking requirements in an effort to aid in the development of new housing.

3. Miscellaneous Mail/Items-For the Good of the Order: None reported.

**K. Adjournment:** Meeting was adjourned at 1:44 P.M. Next Regular Meeting Date – March 6, 2019 -12 noon at the Mission Valley Library, Community Room.

---

Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEET FOR FEBRUARY 6, 2019 MEETING

GUEST SIGN-IN		Meeting Date
We have open board positions—please let us know if you wish to volunteer.		2/6 2019
Print Name	Print Affiliation	
24	RALPH ZEYSSLER	PROPERTY OWNERS
25	ARIC ZEYSSLER	" "
26	LEONARD ZEYSSLER	" "
27	GINDY PERERA	SMC
28	MARION KELLY	San Diego Public Library
29	LAURE BRILL	City of San Diego, Parks & Rec
30	ANTHONY HACKETT	Resident of Mission Valley
31	ROBERT SHANNON	PAV RESIDENT
32	PAUL BROWN	
33	ERIC BOULBY	S.D. Coastland 45
34	KEVIN JOHNSON	FREIUNGS OF RUTHER CANYON / SD COUNTELDANS
35	NICHOLAS WILSON	Resident
36	SHAR LANGQUANTILL	
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		

  

GUEST SIGN-IN		Meeting Date
We have open board positions—please let us know if you wish to volunteer.		2/6 2019
Print Name	Print Affiliation	
1	MATTHEW GULLBERG	Resident
2	BRUCE WILSON	Resident
3	FRY QUELETTE	
4	RODOLFO GUEZ	SDSU
5	GUINA SHUBERT	SDSU
6	EMMA FREEDS	SDSU
7	LESLIE STAHL	CSD
8	KEN GUTHEIT	PROP OWNER
9	ROBERT HITSCH	SDRPF
10	NOL ZOS	LVPPL
11	TIM HAUGHTON	Michael Espinoza INTL.
12	MARY BEGONIA	RES. CALIF.
13	ADAM DEBRAS	Northern Plains CRT
14	VICTOR RIEBES	COLLETS
15		
16		
17		
18		
19		
20		
21		
22		
23		