

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

June 5, 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, Johnathan Frankel, Matthew Guillory, Anthony Hackett, 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, and Josh Weiselberg.

Members Absent: Bob Cummings, Alan Grant, and Larry Wenel

City/Government Staff:

See list at end of minutes

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 12:06p.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. Rick Tarbell and Perry Dealy joined during Item C, Steve Abbo at Item E and Patrick Pierce at Item F.

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.

D. APPROVAL OF MINUTES

Keith Pittsford moved to re-approve the minutes of the April 03, 2019 regular meeting; Dottie Surdi seconded the motion. Minutes were approved 15-0-4 with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Johnathan Frankel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, and Josh Weiselberg voting yes, and Perry Dealy, Derek Hulse, John La Raia, and Rick Tarbell abstaining.

Kaye Durant moved to approve the minutes of the May 03, 2019 regular meeting; Michele Addington seconded the motion. Minutes were approved 19-0-1 with Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Johnathan Frankel, Anthony Hackett, Derek Hulse, John LaRaia, Elizabeth Leventhal, Kathy

McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Rick Tarbell, Josh Weiselberg, **voting yes, and Dottie Surdi abstaining.**

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

- Interfaith Housing plans to refinance and rehabilitate apartment project on San Diego Mission road with work to begin early 2020 and complete within 10 months.
- Wendy Wheatcroft introduced herself as candidate for City Council, District 7.

F. Membership Committee – Michele Addington

1. Open positions on the MVPG Board – currently no open positions, but continuing to accept interest.

G. Treasurer’s Report – Elizabeth Leventhal

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

H. Information Items

1. Capital Improvement Plan Survey by City of San Diego – Jonathan Frankel

City is soliciting input from planning groups (and general public) about desired capital infrastructure projects. Projects intended to enhance or improve City infrastructure or access to infrastructure may be proposed to the City. Suggestions should be specific as to location of project and desired infrastructure. Comments are due within 30 days.

I. Action Items

1. Consideration of Draft Final Mission Valley Community Plan Update and Project Final Environmental Impact Report – Nancy Graham.

Mike Hansen opening by expressing appreciation for work and dedication of staff and citizens. Nancy Graham provided an overview of the plan schedule and process and the documents involved. 23 comment letters were received and no major changes to the EIR were made based on the comments received.

Discussed changes to zoning map over prior version and indicated that changes were based on citizen/land owner input and adjustment. Also added was the new CPIOZ Subdistrict to deal with existing Specific Plans (as well as the Hillside Subdistrict and the San Diego River). There is a Specific Plan Subdistrict covering most of the sites (each of which runs with the land they affect) that would otherwise be up-zoned by the new CPU. There will remain a Process 5 entitlement process to approve an amendment to the

development code required in order to remove the Planned Development Overlay (Specific Plan) and the Development Intensity Overlay on the site in order to enact the newly proposed Mixed-Use zones. It will not require a site development plan, just a process to remove the underlying PDO/DIO that will take 9-12 months. The EIR analyzed impacts of newer zones which had greater intensity than that of existing specific plans. CPU does not impact projects if their application is already deemed complete.

Questions were raised about traffic analysis and the lack of an infrastructure funding plan (IFS) in support of projects which are required to mitigate impacts from the project. Concerns that potential costs may be too excessive to implement and lack of a plan bears on the ability of the public to weigh in on the CPU. Another comment cited Caltrans' suggested widening of I15 bridge on Friars and CPU's impact on the area at build-out with no current identified way for mitigating traffic impacts. The City responded that an IFS typically follows an adoption of a community plan, but that a tentative outline of potential infrastructure costs and funding mechanisms would be provided to the council at the time the CPU is presented for approval.

It was noted some older planned pedestrian bridges were removed from old plan and new ones added (Frazee at Friars and where beneficial for trolley access). Some questions were raised for clarification concerning the Via Las Cumbres/J Street concept and alignment.

Question about financial impacts to existing residents from plan; City indicated all impacts and related financial obligations would be borne by new projects. Another question asked for distinction between policy and regulation; policies are in the policy table and the regulations are the CPIOZ's.

Comments raised concerning lack of responsiveness and/or feeling that responses were summary in nature and dismissive. City responded that comments that concerned the sufficiency of the environmental analysis or errors in language were addressed appropriately.

One comment indicated that cumulative impacts (i.e. traffic and infrastructure to mitigate impacts from traffic) have not been evaluated in detail and affects the City's ability to consider the plan fully. SD River Coalition and SD River Park Foundation also commented that its comment letters were alleged to have not been received by the City and thus not responded to as part of the FEIR. The City indicated it had not received such comment letters but would review them and consider their inclusion in the record, possibly by errata depending on the City's determination re: whether to accept and respond.

Elizabeth Leventhal moved to recommend approval of the Draft Final Mission Valley Community Plan Update and Project Final EIR subject to City staff returning with draft IFS plan for presentation to MPVG prior to CPU going before council. Andrew Michajlenko seconded the motion. The matter was recommended for approval 20-2-0 with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Johnathan Frankel, Matthew Guillory, Anthony Hackett, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, and Rick Tarbell

voting yes, and Perry Dealy, and Josh Weiselberg voting no, and no one abstaining.

J. Committee/Community Reports:

1. Subcommittee Reports:

a. Standing Committees:

1) Design Advisory Board – Did not meet in June. 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 2nd Friday of each month at 3:00 p.m. at the Mission Valley Library.

b. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal will provide update at next meeting.

2) Riverwalk-Michele Addington. No May meeting, but will hold June meeting on 22nd at 3:30pm in MV Library.

3) MV Stadium Redevelopment-Kaye Durant – no new updates. SDSU (Rachel Greg) commented that SDSU continues to seek public input re: stadium site and will hold series of meetings seeking input. Tentative meeting scheduled June 20 @ 3:30pm and a meeting for input on river park on July 27 @ 10:00am.

2. Community Reports

a. San Diego River Coalition – Alan Grant (absent); no update. Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library.

b. Community Planning Chairs Meeting –Michele Addington/Jonathan Frankel – reported that City auditor recommended citizens review board be seated to investigate general compliance of planning groups with bylaws and City regulations governing them.

1. Miscellaneous Mail/Items-For the Good of the Order – No meeting July 3rd, MVPG will reconvene August 7th.

K. Adjournment: Meeting was adjourned at 1:37P.M. Next Regular Meeting Date – August 7th at 12 noon at the Mission Valley Library, Community Room.

PHOTO OF GUEST SIGN IN SHEET FOR June 5, 2019 MEETING

