

MINUTES OF THE REGULAR MEETING MISSION VALLEY PLANNING GROUP

April 1, 2026

Mission Valley Library 2123 Fenton Parkway
<https://www.missionvalleyplanninggroup.com/>

Members Present for Quorum:

Jim Black, Julia Cousins, David Doyle, Richard Erth, Alan Grant, Rob Hutsel, Chris Lane, Stephen Leonetti, Melissa Stern, Joseph Tinglof, Kara Vermeulen, Josh Weiselberg

Additional Members Present:

Members Absent:

Juan Arriaga, Sara Isgur, Kathy McSherry, Mark Radelow, Jaclyn Shor, Colton Speas, Ryley Webb.

City / Government Staff:

Jesse Brown (District 39 - Akilah Weber Pierson), Joshua Dunn (District 4 - Monica Montgomery Steppe), Kailey Quezada (District 4 - Monica Montgomery Steppe)

Guests: See sign-in sheet

ITEM #1. Opening

a. Call to Order

Joseph called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:04 pm

Quorum Verified:

- 12 members in attendance

b. Opening Remarks/Introductions/Report of the Chair

Joseph Tinglof provided the following comments:

- Today the board will be holding election for officers. One candidate is on the ballot for chair.
- Secretary is vacant, so Joseph asked for a volunteer to take notes until position is filled. Vermeulen volunteered.

ITEM #2. Approval of the February 4, 2026, Meeting Minutes

Motion to approve the minutes of the **February 4, 2026**, Regular Meeting **as amended** was made by **Richard Erth**, seconded by **Alan Grant** and approved 11 / 0 with 1 abstention

For: Black, Cousins, Doyle, Erth, Grant, Hutsel, Lane, Leonetti, Stern, Tinglof, and Vermeulen.

Against: none

Abstain: Weiselberg

ITEM #3. **Non-Agenda Public Comment** (within the jurisdiction of the MVPG, but not on the agenda)

Kathleen Lippitt - Discussed marijuana tax revenue and how cities in California are using those funds.

Kailey Quezada (District 4 Monica Montgomery Steppe - Student Worker)

- **Tell us Now app** – Report non-emergency problems to the County of San Diego similar to the “Get it done” app for City residents.
- **Older Adult Resource Fair** – upcoming event in May

ITEM #4. **Membership Committee** – David Doyle

David Doyle reported:

- 3 vacancies

ITEM #5. **Treasurer’s Report** – Ryley Webb (absent)

ACTION ITEMS

ITEM #6. **Description:** Election of Board Officers of the Mission Valley Planning Group. Elected board officers will serve for four-year terms expiring March 2030. Two (2) vacancies (Chair, Secretary) are subject to election.

Joseph explained how the election process worked and ballots were provided to Board members.

The election was held by secret ballot with Chair candidate (Leonetti) who appeared on the ballot being elected to the position.

No candidate appeared on the ballot for Secretary. Election for this Officer position will be deferred to the next meeting.

ITEM #7. **Proposal- PRJ-1134109**

Description: Location: 5465 Mission Center Road, San Diego CA 92108 (APN 438-170-0100). Redevelop the property into a new 2,683 square-foot drive-through restaurant, in the Employment Mixed-Use (EMX-2) zone, within the Mission Valley Community Plan Area. Property is located within the following overlay zones: • ALUCOZ: Montgomery Field, San Diego International Airport (SDIA) • AIA: Montgomery Field, SDIA –Review Area 2. • FAA Part 77 Noticing Area – Montgomery Field notification threshold is 567 feet above mean sea level.

Presenter: **Craig Benedetto** (Raisin Canes), **LuAron Foster** (Raisin Canes) **Frank Coda** (Principal, Greenberg Farrow)

Q: Can you please comment on fuel station cleanup?

A: Have completed Phase 1 & 2. Some remediation needs to be done

Q: Can you talk about improvements to the intersection?

A: At this time, there are dedications and new sidewalk improvements. Will be doing a traffic study that may have further recommendations.

Q: What time does the lobby close at?

A: Dining and drive-thru will stay open for the same time, 10am-3:30am.

Q: Please comment on traffic flow and congestion at peak-time.

A: Do not anticipate queue being above 27-28 cars which would not create a backup.

Q: What time will morning deliveries start? What hours are staff on-site?

A: No overnight crew. First crew arrives between 7-9am. Deliveries are around 10am.

Q: Is there any intention to have alcohol license?

A: No

Q: Is there an overflow plan for cars to go into Mission Center Court or Mission Center Road?

A: Cones are used to manage multiple lanes. Crew manages traffic, and takes additional orders in drive-thru with tablets at peak time and have food runners. If necessary, additional crew is dispersed to manage traffic.

Q: What is your license type?

A: No license type

Q: Is your other location also open until 3:30am?

A: Not sure

Comments: Would like to see hours consistent with neighboring business (Del Taco). Concern around national chains squeezing out small businesses. There is potential for EV parking spaces. Appreciate enhancements to improve walkability.

Motion to approve the application as presented to MVP Group today **Jacob**, seconded by **Alan Grant** and approved (10 / 3)

For: 8 (Black, Doyle, Erth, Grant, Hutsel, Lane, Tinglof, Stern, Weiselberg)

Against: 3 (Leonetti, Vermeulen, Cousins)

Abstain: none

Subcommittee Reports

a. Design Advisory Board –Richard Erth

- No Meeting

Ad Hoc Committee Reports

b. Public Health, Safety and Welfare – Rob Hutsel

Rob Hutsel reported:

- Did not meet – next meeting April 12

c. Election Subcommittee – David Doyle

David Doyle reported that this committee has been dissolved until the next election cycle

Community Reports

d. Community Planning Chairs (CPC) Meeting –Joseph Tinglof

Joseph Tinglof reported:

- No update

ITEM #9. Adjournment

Meeting was adjourned at 12:46 pm

Next Regular Meeting Date – **Wednesday May 6, 2026**, at 12:00 pm at the Mission Valley Library.

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