

MINUTES OF THE REGULAR MEETING MISSION VALLEY PLANNING GROUP

August 5, 2026

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

Members Present for Quorum:

Jim Black, Julia Cousins, David Doyle, Richard Erth, Rob Hutsel, Chris Lane, Stephen Leonetti, Kathy McSherry, Joseph Tinglof, Kara Vermeulen, Josh Weiselberg

Additional Members Present: Juan Arriaga, Colton Speas, Ryley Webb

Members Absent: Alan Grant, Sara Isgur, Mark Radelow, Jaclyn Shor, Melissa Stern

City / Government Staff:

Jesse Brown (District 39 - Akilah Weber Pierson)

Guests: See sign-in sheet

ITEM #1. Opening

a. Call to Order

Leonetti called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:00 pm

Quorum Verified:

- 11 members in attendance

b. Opening Remarks/Introductions/Report of the Chair

ITEM #2. Approval of the July 1, 2026, Meeting Minutes

Motion to approve the minutes of the **May 6, 2026**, Regular Meeting with amended attendance was made by **Erth**, seconded by **Hutsel** and approved 7 / 0 with 4 abstention

For: Cousins, Doyle, Erth, Hutsel, Lane, Leonetti, Weiselberg

Against: none

Abstain: Black, McSherry, Tinglof, Vermeulen

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

Jesse Brown – Senator Webber Pearson – Annual Backpack giveaway event on Saturday August 8 at O’Farrell Charter School. One backpack per child. SB958 discussion on Sunday at Pechanga arena 10am.

Rob Hutsel – SD Riverpark Foundation – Saturday August 8, Opportunity for community to provide input on Central Garden design at Grant Park with landscape designers Greg Rubin and Lisa Bellora.

ITEM #4. Officer Reports

ITEM #5. **Committee Reports**

Membership Committee David Doyle – 3 Open positions

Design Advisory Board Richard Erth – Met on 7/28. Follow up to Hotel Circle project that was submitted to committee during July meeting. Committee recommend to approve with added guest parking.

Public Health, Safety and Welfare Rob Hutsel – Next meeting Aug 10 at River Park Foundation Office. Currently 62 encampments, counted twice a week.

Community Planning Chairs Stephen Leonetti – Abstentions are not required on meeting minutes if not present. CIP due by August 10.

INFORMATION ITEMS (1)

ITEM #6 **Capital Improvement Program**

Webb provided prior list submitted by Mission Valley Planning Group. Discussion of proposed additions: Public Parking Garages, Improved bike/pedestrian paths, improved emergency vehicle access, improved safety barriers along city street that run parallel to Interstate-8.

Motion: Hutsel, To submit prior list with four additions as discussed. Second, Arriaga

For: Arriaga, Black, Cousins, Doyle, Erth, Hutsel, Lane, Leonetti, McSherry, Speas, Vermeulen, Weiselberg

Against: Tinglof, Webb

Abstain: none

ACTION ITEMS (1)

ITEM #7 PROJECT NUMBER: PRJ-1155141

ADDRESS: 1550 Hotel Circle North

Ownership is addressing guest parking. Will allocate roughly 5% about 13 spaces for guest parking.

Q: Is there a required allotment of spaces for guests on new residential projects?

A: There is not.

Discussion: Recommendation for designated deliveries spaces.

Discussion: Hutsel asked for a presentation for how the project fits in to the existing river plan.

Motion: Hutsel to oppose, second Cousins
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For: Hutsel, Cousins, Weislberg

Against: Speas, Webb, Tinglof, Black, Erth, Doyle

Abstain: Vermeulen, McSherry, Lane, Leonetti
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Motion: Erth, To approve the recommendation of the DAB, Second Arriaga

Discussion: Q: Were all the concerns address to the DAB? Is there flooding concerns? A: Floor of the project was raised. Hutsel provided background on the river park master plan.

Q: What are the neighboring buildings? A: existing residential and commercial

Q: What are future plans of the golf course? A: Golf course become future river park.

Q: What is the rear design of the building facing the park? A: rendering provided (displayed on screen)

Q: Is the parking along the back? A: No, but a fire lane is required along that edge

Q: Who owns the fence? A: Golf course

Q: Does the master plan call for the fence removal? A: Existing fence not part of the property, but want a fence for security

Q: Is there access through fence for residents? A: potentially

Motion: Webb: Recommendation approval with condition on providing for access to river park, and city providing analysis and documentation for compliance with the river plan. Second: Hutsel

For: Arriaga, Black, Doyle, Erth, Hutsel, Lane, Leonetti, McSherry, Speas, Tinglof, Vermeulen, Webb, Weiselberg

Against: none

Abstain: Cousins

ITEM #8: **FINAL WORDS FROM MVPG MEMBERS**

Vermeulen: Offered to run for Secretary next meeting. Would like to spend time next meeting documenting board duties and procedures.

Leonetti: Still having access trouble getting access to chair email.

ITEM #9: **Adjournment**

Meeting was adjourned at 1:13 pm

Next Regular Meeting Date – **Wednesday August 5, 2026**, at 12:00 pm at the Mission Valley Library.

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