

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

**February 2, 2022**  
Via Zoom

**Members Present:**

Steve Abbo, Michele Addington, Cameron Bucher, Ken Callaway, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Philip Ouellette, Darshan Patel, Keith Pittsford, Marco Sessa, Pete Shearer, Ryley Webb, and Josh Weiselberg.

**Members Absent:** Kaye Durant, Matthew Guillory, Andrew Michajlenko, Michael Sherman, and Colton Speas.

**City/Government Staff:**

**Guests:**

**A. CALL TO ORDER**

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02p.m. on Zoom.

Verify Quorum: 14 members were present, constituting a quorum. Josh Weiselberg joined at Item B, Derek Hulse joined at Item C and Pete Shearer joined at Item H2.

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

Jonathan Frankel welcomed everyone to the meeting.

**C. APPROVAL OF MINUTES**

**Michele Addington moved to approve the minutes of the January 5, 2022 regular meeting; Marco Sessa seconded the motion. Minutes were approved 14-0-2 with Michele Addington, Cameron Bucher, Ken Callaway, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Kathy McSherry, Philip Ouellette, Darshan Patel, Marco Sessa, Ryley Webb, and Josh Weiselberg voting yes, no one voting no, Derek Hulse and Keith Pittsford abstaining.**

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

- Officer Gibson provided an overview of crime statistics for Mission Valley.
- Anthony Hackett provided an update from Councilmember Raul Campillo's office regarding responses to email re: Water Main break and faulty asphalt patch in Veranda community in Mission Valley. Also responding to email about 72-hour parking limitation in Civita.
- Becky Rapp expressed concerns about impending modifications to cannabis ordinances.

- Kathleen Lippet expressed concerns about proposed reduction in cannabis-related taxes and assessments.

#### **E. Membership Committee – Michele Addington**

1. Open positions on the MVPG Board – item moved to H1.

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

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

#### **G. Information Items**

1. Update on Process for March 2022 Regular Election of the MVPG.

*1 vacancy in property tax payer category, but no application pending. Upcoming election on March 2, 2022. 12 members are elected every 2 years to maintain regular rotation. 3 positions in each of the four categories (Property Tax Payer, Owner, Resident and Local Business Person) up for election and there are 11 current applicants. Successful applicants will be seated at the April, 2022 meeting. Discussion about need to elect in person and the election of offers and need for in person or other similar medium to be able to manage the logistics of the election. Question about when termed-out members will vacate their seats (at April meeting) and who can vote at the elections and how their eligibility is verified. Jonathan Frankel welcomed feedback on how to conduct an in-person or similar style election for March, 2022.*

#### **H. Action Items**

1. Mission Valley Banner District

*Description: Recommendation regarding proposed banner district within Mission Valley by San Diego State University in collaboration with the San Diego River Park Foundation. Banner districts are used to promote local attractions, businesses, landmarks, and activities within the existing public right of way.*

Jonathan Frankel provided an overview of the prior presentation and the particulars of the recommendation sought. Clarification was provided about mapping and locations to be effected by the district.

**Phillip Ouelette moved to approve the item as submitted; Elizabeth Leventhal seconded the motion. The matter was approved 16-0-0 with** Michele Addington, Cameron Bucher, Ken Callaway, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Philip Ouellette, Darshan Patel, Keith Pittsford, Marco Sessa, Ryley Webb, and Josh Weiselberg **voting yes**, no one **voting no**, and no one **abstaining**.

## 2. Handlery Hotel PDP Amendment (PTS#641194)

*Description: Proposed amendment to existing Mission Valley Planned District Permit No. 99-0348 to remove conditions of approval to align with current Mission Valley Community Plan. No construction is proposed as part of the permit amendment.*

Proposal to bring the site into conformance with MVCPU and the RMX1 zone (mixed use with focus on residential). Applicant provided an overview of the prior PDP for the area including the permissible uses and development that ensued as a result. New zoning would permit up to 89 dwelling units per acre. Question was asked about why the permit itself is not rescinded and what conditions would go away if the PDP amendment is granted. The permit rescission was initial proposal, but would complicate existing uses and no other conditions under existing PDP go away other than right to remodel the hotel. No current redevelopment rights under the PDP would continue. There are two zones overlaying the site (open space and CC-3-9) and will stay as is post amendment. No future projects planned.

**Marco Sessa motioned to approve the item as submitted and on condition that no outstanding offsite improvements required are foregone or eliminated; Michele Addington seconded the motion. The matter was approved 14-0-1 with Michele Addington, Cameron Bucher, Ken Callaway, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Darshan Patel, Keith Pittsford, Marco Sessa, and Josh Weiselberg voting yes, no one voting no, and Ryley Webb abstaining (lacks sufficient information to vote).** Philip Ouellette left the meeting during this item.

## 3. Potential Action Regarding Proposed Amendments to City Council Policy 600-24 related to Community Planning Groups

*Description: Discussion of proposed amendments to Council Policy 600-24 to create a process for recognizing independent community planning groups and to establish minimum operational requirements for officially recognized CPG's in the City of San Diego.*

Jonathan Frankel provided overview of CPC presentation re: Community Feedback on proposed policy update. Proposal goes before Land Use and Housing Committee in March 2022 and City Council in Spring 2022. The summer would permit the CPG's to prepare to reorganize and conform and seek formal recognition by the City Council in Fall, 2022. PG's may continue to operate status quo (under the new proposal) until March 2023. The matter was tabled and will be picked back up at a later meeting.

### I. 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

No meeting scheduled at this time.

b. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

The attached link was provided for informational purposes:

<https://www.sdhc.org/homelessness-solutions/city-homeless-shelters-services/dashboard/>

2) MV Stadium Redevelopment - Kaye Durant

No update, but Jonathan Frankel toured the facility recently and construction is continuing at a quick pace.

1. 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 update.

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

Discussed during H3.

2. Miscellaneous Mail/Items-For the Good of the Order –

None.

**J. Adjournment:** Meeting was adjourned at 1:06 P.M. Next Regular Meeting Date – March 2, 2022, at noon via zoom.

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Cameron Bucher, Secretary