

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

**December 03, 2014**

MEMBERS PRESENT

Deborah Bossmeyer  
Paul Brown  
John Carson  
Bob Cummings  
Perry Dealy  
Robert Doherty  
Randall Dolph  
Alan Grant  
John LaRaia  
Elizabeth Leventhal  
Andrew Michajlenko  
John Nugent  
Jim Penner  
Alex Plishner  
Karen Ruggels  
Marco Sessa  
Rick Tarbell  
Josh Weiselberg

MEMBERS ABSENT

Steve Abbo  
Jason Broad  
Gina Cord  
Matthew Guillory  
Dottie Surdi

FEDERAL REP'S STAFF

Armita Pedramrazi  
Jessica Poole

CITY STAFF

Anthony George  
Tara Lieberman  
Seth Litchney  
Ryley Webb

STATE STAFF

ASSEMBLY STAFF

Katelyn Hailey

GUESTS

Rick Barrett  
Caroline Beasley  
Evan Burbridge  
Vicki Duffy  
Pat Grant  
Derek Hulse  
Cami Hurd  
Richard Hurd  
Rob Hutsel  
Ehsan Jahangiri  
Nathan Jones  
Andrew Kann  
Kathy Lippitt  
Brian Longmace  
Robert McDowell  
Todd Majcha  
Joe Naylor  
Kathy Naylor  
Dobly Pakl  
Jeremy Ogul  
Jan Sachs  
Mary Shepperd  
John Vance  
Rick Wilson  
Gary Wood

Perry Dealy, Acting Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

**A. CALL TO ORDER**

Verify Quorum: 18 members were present, constituting a quorum.

**B. PLEDGE OF ALLEGIANCE** – Andrew Michajlenko led the Pledge of Allegiance.

**C. INTRODUCTIONS / OPENING REMARKS/ AGENDA CHANGE**

Perry Dealy welcomed everyone to the meeting and reminded those present to sign the sign in sheets, and wished everyone a happy holiday season.

Guests introduced themselves.

**D. APPROVAL OF MINUTES**

**Karen Ruggels moved to approve the minutes of the October 01, 2014 regular meeting. Alex Plishner seconded the motion. Minutes were approved 15 – 0 – 3, with John LaRaia, Josh Weiselberg and Andrew Michajlenko abstaining.**

**E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.**

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.”  
Mission Valley Planning Group Bylaws as Amended 05/07/2008, approved 12/02/2008

Issues addressed:

- The Linda Vista Planning Group creating an ad hoc subcommittee on the proposed Riverwalk project. This ad hoc committee is tasked to work with Mission Valley and the developer on issues of mutual community interest such as traffic, parking, pedestrian access and safety, and other relevant planning matters and make regular reports to LVPG
- Concerns over the scope of the proposed Riverwalk development
- Concerns over the increased traffic related to the proposed Riverwalk development
- Concerns over current Mission Valley Traffic
- Questions about the future plans for HWY 163 and Friars Road
- Mission Valley News now has an opinion/letters to the editor section.
- Medical Marijuana illegal/legal operations
- Odor and cleanliness of San Diego River

## **F. MEMBERSHIP BUSINESS**

### **1. Pending nomination**

John Nugent reported that a nomination will be made at the January 2015 MVPG meeting for the position of Local Businessperson with a term ending March 2018. This will fill all MVPG Board positions.

### **2. MVPG By-laws on Standing and Ad Hoc Committees**

John reviewed the appropriate (see below) sections from the MVPG By-laws as they relate to the naming of members to the MVPG Transportation and Community Plan Update Standing Committee:

From MVPG By-laws:

"Section 2. (b) Subcommittees

The Mission Valley Planning Group may establish standing and ad hoc subcommittees when their operation contributes to more effective discussions at regular planning group meetings.

(i) STANDING SUBCOMMITTEES - Pursuant to the purpose of the Mission Valley Planning Group as identified in Article II, Section 1, the planning group has established the following standing subcommittees: the Mission Valley Design Advisory Board (See Exhibit B), the Transportation and Community Plan Update Committee, Park and Recreation Committee, and the Membership Committee.

(ii) AD HOC SUBCOMMITTEES - Ad hoc subcommittees may be established for a finite period of time to review more focused issue areas and shall be disbanded following their review.

(iii) SUBCOMMITTEE COMPOSITION – Subcommittees shall contain a majority of members who are members of the planning group.

Non-members, who are duly appointed by a planning group to serve on a subcommittee, may be indemnified by the City in accordance with Ordinance No. O-17086 NS, and any future amendments thereto, provided they satisfy any and all requirements of the Administrative Guidelines."

### **ARTICLE VII Planning Group Officers**

Section 2. Chairperson. The Chairperson ...and shall be empowered to appoint subcommittees and subcommittee chairpersons to assist in carrying on the business of the committee.

It is anticipated that the Chair of the MVPG will appoint the MVPG Transportation and Community Plan Update Committee members in the 1st quarter of 2015. John asked MVPG Board members to let him know if they were interested in serving on this MVPG standing committee and encouraged eligible Mission Valley members to volunteer for the Standing Committee as community members.

### 3. Brown Act Provisions

Summary of relevant portion of The Brown Act:

The Brown Act covers members of virtually every type of local government body, elected or appointed, decision-making or advisory. The express purpose of the Brown Act is to assure that local government agencies conduct the public's business openly and publicly.

Meetings subject to the Brown Act are not limited to face-to-face gatherings. They also include any communication medium or device through which a majority of a governing body **discusses**, deliberates or takes action on an item of business outside of a noticed meeting.

Meetings of temporary advisory committees (ad hoc)—as distinguished from standing committees—made up solely of less than a quorum of a governing body are not subject to the Brown Act.

Standing committees are subject to the Brown Act. The Act describes a standing committee as one which has "continuing subject matter jurisdiction." This means that a permanent committee that is designed to handle an issue or issues on a continual basis will be a standing committee and is subject to the Act's notice and posting requirements and must meet in public, post notices at least 72 hours in advance, and post minutes of their meetings. Even though Standing Committees are to be made up of less than a quorum of a governing body the standing committee is still subject to the Brown Act.

Primarily, the Brown Act is limited to meetings or business communications among a majority of the members of the governing body.

It does not apply to independent conduct of individual decision-makers. It does not apply to social, ceremonial, educational, and other gatherings **as long as a majority of the members of a body don't discuss issues** related to their local agency's business.

### 4. Request for Riverwalk Subcommittee

John reported that the Riverwalk Developer (applicant) has requested that the MVPG Board establish a MVPG Ad hoc Riverpark Development Subcommittee. The MVPG Board will consider this request in the 1st quarter of 2015, tentatively scheduled for the January 07, 2015 MVPG meeting.

John reviewed some questions to be considered regarding the Developer's (applicant) request to form a Riverwalk committee/subcommittee.

Further information on the Riverwalk project can be found at:

Video of October 9, 2014 San Diego Planning Commission meeting:

[http://granicus.sandiego.gov/MediaPlayer.php?view\\_id=8&clip\\_id=6243](http://granicus.sandiego.gov/MediaPlayer.php?view_id=8&clip_id=6243)

--slide the progress bar to 2:45.

1. Is there a need for a MVPG Riverwalk committee/subcommittee?
  - a. If yes, should it be formed as a MVPG Ad hoc Riverwalk subcommittee?

- b. If yes, should it be formed as a Riverwalk subcommittee of the MVPG Standing Committee, the Transportation and Community Plan Update Committee?
  - c. If yes, should it be formed independent of developer (applicant) but with developer being invited to subcommittee meetings?
2. What benefits does MVPG "gain" by forming a Riverwalk committee/subcommittee?
  - a. Does MVPG lose any objectivity in the final approval process by forming a committee/subcommittee with the developer (applicant)?
  - b. Does MVPG lose any credibility with the community by forming a committee/subcommittee with a developer (applicant)?
3. What benefits does Developer (applicant) "gain" by forming a Riverwalk committee/subcommittee with MVPG?
  - a. Is a MVPG committee/subcommittee a buffer for the developer (applicant) to deflect community members emotions, often irrational, accusatory and abusive, from them to MVPG, especially when developer (applicant) does not have a local presence?
4. Does the MVPG have enough interested volunteer Board members, who can dedicate their time, to populate both a Transportation and Community Plan Update committee and a Riverwalk committee?
5. If a Riverwalk committee/subcommittee is formed, what is the relationship between the MVPG and the developer (applicant)?
  - a. Representatives of the developer (applicant) are appointed as "non members" to the committee/subcommittee per MVPG Bylaw Section 2. (b) (iii)
  - b. MVPG committee/subcommittee members serve as consultants/advisors to developer (applicant)
  - c. Developer (applicant) serves as "staff" to MVPG committee/subcommittee
  - d. Other
6. If a Riverwalk committee/subcommittee is formed, what would its mission and scope be?
  - a. To provide input and recommendations to the developer (applicant) relative to proposed land uses and conformance with the adopted Mission Valley Community Plan, the Planned District Ordinance, and/or the City's General Plan
  - b. To inform and update the full MVPG on a regular basis relative to the status of and changes to the proposed project;
  - c. At the appropriate time, to provide the MVPG with recommendations relative to the proposed project as part of a formal action taken by the MVPG, which will then be forwarded to the City for consideration during the public hearing process;
  - d. To work with neighboring planning groups and the developer (applicant) on issues of mutual community interest such as traffic, parking, pedestrian access and safety, and other relevant planning matters and to make regular reports to MVPG;
  - e. Devise ways to receive community input on project to assure community involvement and ensure community interests, perceptions and emotions are heard;
  - f. Educate community on project related planning laws and regulations including:
    - The San Diego Private Development & Environmental Review process
    - The San Diego Land Development Code-Chapters 11-14 of the Municipal

- City of San Diego Planning Department project review process
- SANDAG transportation plan/Court of Appeals ruling
- Average daily traffic (ADT)
- Vehicle miles traveled (VMT)
- City of San Diego Draft Climate Action Plan-September 2014
- The [Sustainable Communities and Climate Protection Act of 2008 \(Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008\)](#)
- The ARB (California Air Resources Board) in the San Diego region of the State's [metropolitan planning organizations \(MPO\)](#).
- The San Diego region "sustainable communities strategy" (SCS) as an integral part of its regional transportation plan (RTP), which includes strategies for land use, housing, and transportation strategies, which allow the region to meet its GHG emission reduction targets.
- SB 743 encouraging smart growth and infill developments and reduction of the amount of greenhouse gas emissions produced by vehicle travel.
- Draft changes to the CEQA Guidelines that will change the way that transportation impacts are analyzed under CEQA

g. some of the above

h. all of the above

7. If a Riverwalk Project committee/subcommittee is formed should some members be appointed based on special criteria?

- The developer (applicant) would ideally like 4-6 MVPG Board members to appointed including:
  - representation of owners of businesses or homes in the western end of the Mission Valley community.
  - the chair or a representative from the MVPG Park and Recreation Standing Committee.
  - A MVPG Board member who also sits on the MVPG Design Advisory Board (DAB)
  - A MVPG Board member who represents the San Diego River Park Foundation

John asked MVPG Board members to let him know if they were interested in serving on a MVPG Riverwalk committee/subcommittee, if it is formed.

#### **G. TREASURER'S REPORT**

Bob Doherty reported that the balance is \$1,357.06.

#### **H. PUBLIC SAFETY REPORTS**

**1. Police Department** – Officer Adam McElroy

Officer McElroy was not present.

Fire Department – No report.

## **I. GOVERNMENTAL STAFF REPORTS**

### **1. Mayor's Office**

Anthony George reported on:

- The city of San Diego is looking for a permanent building to house the homeless so it can do away with temporary facilities in Barrio Logan and the Midway District. Under the direction of the San Diego Housing Commission proposals are being sought to operate a permanent facility with at least 350 beds, social services and 24-hour staffing. Forty percent of the beds would be reserved for veterans. .
- The odor and cleanliness of San Diego River and the recommendation to bring in a represented from an appropriate City/State agency at a future MVPG meeting.

### **2. State Representatives**

#### **a. Senate Member's Office – Sen. Marty Block from the 39<sup>th</sup> Senate District 1.**

Katelyn Hailey reported that the new legislative session has begun and Sen Block has introduced a comprehensive plan to improve access to a higher education in California and help students afford college and finish their degrees. Senate Bill 15 boosts funding for University of California and California State University to support enrollment growth, provide more course offerings, and increase student support services..

More information can be found at: <http://sd39.senate.ca.gov/>

#### **b. Assembly Member's Office – Shirley Weber from the 79th Assembly District George Gastil was not present. No report.**

### **3. Federal Representatives**

#### **a. Congresswoman Susan Davis' Office**

Armita Pedramrazi distributed the December “Davis Dispatch”

She reported that Congresswoman Susan Davis is working on:

- Net neutrality
- Keystone pipeline

Armita stated that they are recruiting for interns now.

More information is available at: <http://www.house.gov/susandavis/>

#### **b. Congressman Scott Peters' Office –**

Sarah Czarrecki was not present. No report.

## **J. NEW BUSINESS**

### **1. Agenda Item J-1. Discovery Center at Grant Park-- Rob Hutsel- Action Item**

*Proposed Draft Motion*

*To approve the Site Development Permit and associated permits for the Discovery Center at Grant Park project.*

Rob Hutsel provided an introduction to the project and introduced the team. An outline of the goals for the project and a description of the project was provided:

Background

[http://sandiegoriver.org/discovery\\_center.html](http://sandiegoriver.org/discovery_center.html)

**Relevant portion of the DAB minutes of 12/01/14. See Agenda/Minutes item 3. Subcommittee Reports: a. Standing Committees: 1) Design Advisory Board –**

### **Discovery Center at Grant Park – Action Item**

Rob Hutsel provided an introduction to the project and introduced the team. Rick Espana (architect) outlined the goals for the project and provided a description of the project:

The San Diego River Discovery Center at Grant Park is a new interpretive center that will contain educational, meeting, and community uses. The development project is designed to support the recommendations and guidelines of the approved San Diego River Park Master Plan. The project includes the partial development of a 17-acre site that had previous mining uses yet contains no existing structures. The development goals are to minimize impacts to the river and native vegetation/habitat, handle all environmental mitigation measures on site, and preserve or restore approximately 80% of the site.

Components of the project discussed during the presentation included:

- The total site area is 17 acres, with approximately 3.2 acres being developed.
- The proposed 2-story 9,950 sf interpretive center includes educational, meeting, and community spaces.
- Exterior amenities include a new outdoor classroom space, a new concession space with restrooms, shade structures, outdoor staging areas, outdoor interpretive water feature, underground site improvements, native landscape restoration, and extension of the San Diego River pathway through the project site, picnic areas, and river observation/overlook points.
- Secondary entry for bicycle and pedestrian traffic.
- Situating the building on the site so that it acts as a sound buffer against traffic noise
- Material palette: Corten steel, glass, board-formed concrete, stucco, composite wood decking, single-ply roofing with photovoltaic (PV) modules above, shading devices on windows, wood trim, and cable rails.
- Landscape materials included creation of a street/urban edge consisting of rows of trees, with the landscape becoming more natural closer to the river. The park/play area is proposed with turf.

Questions, comments, and discussion from the board included:

- The overall project and material palette was well received. However, the PV modules presented an appearance that is somewhat foreign with the natural palette of the development. Other alternatives the applicant may wish to consider are clay tiles that incorporate PV modules.
- When asked about the sustainability goals of the project, Rick confirmed that the project goal is to be “net zero.”
- With regard to the discretionary actions for the project, Rob commented that they include a site development permit and associated permits.



A motion to recommend the project to the Mission Valley Community Planning Group was initiated by Jerry Shonkwiler, and seconded by Bruce Warren. There was no subsequent discussion. The motion was approved 4-0-0. The DAB thanked the applicant for their presentation.

Questions/Comments:

- Compliance with San Diego River Park Master Plan regarding the trail portion of the project
- Completion of the environmental impact report
- Completion of City of San Diego cycle comments

**Randy Dolph moved to recommend the Discovery Center at Grant Park project to the Planning Commission with the condition that: (1) the applicant fulfill all of the City of San Diego cycle comments, and (2) address any mitigation measures required by the environmental impact report. Elizabeth Leventhal seconded the motion. Motion was approved 15 – 0 –3 with Perry Dealy, Alan Grant and Karen Ruggels abstaining.**

## **2. Agenda Item J-2. Mission Valley Holiday Inn Express at 625 Hotel Circle-CJ Conrad-- Action Item**

*Proposed Draft Motion:*

*“To accept the amendment to Site Development Permit (SDP) #548042 / Project #386426 where by 88 rooms shall be reduced to 76 rooms at the Vagabond Inn (625 Hotel Circle South) and to modify room count from 104 combination rooms to 104 single new rooms at the Holiday Inn Express (635 Hotel Circle South) for a combined total of 168 rooms between the two properties and to modify the parking to meet the city's required parking ratio of 1:1 ratio, by providing the necessary parking spaces.”*

Grad Bhavesh and Andrew Kann presented an overview of the project:

A Site Development Permit Amendment has been applied for to reduce the existing rooms at the Vagabond Inn (625 Hotel Circle South) from 88 rooms to 76 rooms, and South of the Vagabond Inn at the Holiday Inn Express (635 Hotel Circle South) to convert 16 2-rooms suites into 32 single rooms, without moving any existing walls or adding any additional square feet to the building. There would be a combined room count of 168 rooms between both properties.

At this time there are no physical changes to the buildings as approved in the existing SCR and Entitlements. Included in the application per the city's request is a Traffic Study which supports a room count to parking ratio of 1:1. The project is providing a total of 172 parking spaces, instead of the 168 called out for by the City. The site layout has been modified to incorporate the 172 parking spaces, taking into account the city's requirements in terms of the proper parking ratio, ADA parking, motorcycle parking, bike spaces, electric vehicles and landscape requirements.

Questions/Comments:

- Explanation for change from the original project presentation

- Amount of vehicle traffic increase in changing suites to single rooms
- Discussion at MVPG meeting when original project was approved
- Completion of the environmental impact report
- Completion of City of San Diego cycle comments

**Marco Sessa moved to table the Holiday Inn Reconfiguration-Project 386426- until (1) the applicant receives/fulfills all of the City of San Diego cycle comments, (2) addresses any mitigation measures required by the environmental impact report and (3) a review of the MVPG minutes is conducted from the approval of the original project. Andrew Michajlenko seconded the motion. Motion was approved 18 – 0 –0.**

### **3. Agenda Item J-3. Shea Homes- Civita- Lucent Phase II-- Mark K. Radelow- Information item**

Marco Sessa introduced his team and reviewed the project “Map F-Lot3” which is a 2.2 acre within the Lucent portion of the Civita Project. (<http://www.civitalife.com/>).

The 66 homes will be developed by Shea Homes and will follow the design of Lucent Phase 1.

## **K. OLD BUSINESS**

### **1. City Planning Update-Nancy Graham**

Nancy is currently on maternity leave. In her place Tara Lieberman and Seth Litchney provided the following report:

1. The Mission Valley Community Plan Update(MVCPU) will kick off in the Spring 2015
  - Expected to be a three year process
  - Nancy Graham will be the project lead upon her return
2. Currently, City is conducting consultant interviews
  - As-needed consultants for all disciplines of the plan update
3. City is also forming in-house existing conditions analysis and traffic models.
4. MVCPU website is up and running
  - <http://www.sandiego.gov/planning/community/cpu/missionvalley/>
  - Currently, has the anticipated community outreach process and timeline for the update
  - Sign up for the interest list
  - Will be repository of information regarding the update
    - Draft documents
    - Workshops and important dates
5. Subcommittee will be important part of the outreach process, but will not be the City’s only effort.
  - Stakeholder interviews
  - Day and night workshops
  - Community walks
  - MVPG meetings
6. Focus:

- Standalone committee
- Either existing Subcommittee or new ad-hoc committee
- Focused solely on the update
- Will address all aspects and elements of the update (transportation, land use, mobility, urban design, conservation, etc.)
- Should not deal with Community Plan Amendments or Specific Projects
- 1st year recommendations are extremely important to update process

7. Composition:

- The majority of subcommittee must be comprised of community planning group members.
- Non-members, who are duly appointed by a planning group to serve on a subcommittee, may be indemnified by the City in accordance with Ordinance No. O-17086 NS
- Must be identified in the planning group minutes as appointed or elected subcommittee members.
- Must attend either the COW or the E-COW within 60 days of their appointment.

8. Appoint Subcommittee Chair and Vice-Chair

- Include representatives from adjacent communities, Linda Vista, Mission Beach, Serra Mesa, Kearny Mesa, Old Town, Normal Heights, Kensington – Talmadge, Greater North Park, Tierra Santa, Uptown, Navajo Midway Pacific Highway

9. Meetings:

- Monthly (post update kick-off)
- Regular Time and Location (Recommendation: Friday Afternoon between 3 and 5 PM)
- Subject to California's Open Meeting Law (Brown Act)
- Must ensure that all meetings are open to the public, properly noticed, and conducted in compliance with each Brown Act Provision as identified in Council Policy 600-24.
- Monthly Agenda Item
- MVPG should also anticipate holding regular meetings devoted to the MVCPG. Recommendation: Once a Quarter

**2. Council Office-District 7- Councilmember Scott Sherman**

Ryley Webb reported on:

- Qualcomm Stadium dredging equipment was staged last week. The Murphy Canyon Channel will be dredged in the coming weeks
- The only flooding that has occurred in Mission Valley so far has been behind Fashion Valley
- Settlement of lawsuit regarding mitigation at Qualcomm site
- The Five-Year outlook has money in it for the Mission Valley Community Plan update

**3. Subcommittee Reports:**

**a. Standing Committees:**

**1) Design Advisory Board – Randy Dolph provided the following minutes from the meeting.**

**DESIGN ADVISORY BOARD**

**Mission Valley Planning Group**

December 3, 2014

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of December 1, 2014 DAB Meeting

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Bruce Warren, Paul Brown, Jerry Shonkwiler, and Randy Dolph. Applicant representatives included Jim Penner (MCWE), Greg Shields (PDC), Chris Morrow (PDC) representing the Morris Cerullo Legacy Center project; Rob Hutsel (SDRPF), Rick Espana (RNT), and Dusty Ucker (SDRPF consultant) representing the Discovery Center at Grant Park project.

**Morris Cerullo Legacy Center – Information Item**

Jim Penner introduced the team and provided a brief overview of the project for those who had not been part of the previous presentation. Jim commented that the project has been resubmitted back to the City, along with the first draft of the environmental impact report. He noted that most of the initial City comments have been addressed.

Following are selective items of discussion:

- The major program elements were reviewed, such as: tourist functions, training, timeshares, underground parking (360 +/- stalls), welcome center, catacombs, 400-seat theater with full-motion seats, and a museum of faith.
- Additional components reviewed included: tented market area, retail center and restaurant, ministry training center, health club and spa, and a 5-story, 127-unit timeshare structure.
- Generally, the new development stays within the footprint of the existing development.
- Materials proposed for the project included stone, stucco, copper and blue glass domes.
- The public access / circulation / green space areas were reviewed. A large fountain is also proposed, which can also be used as a large planter.

Question, comments, and discussion from the board included:

- Questions were raised regarding the daily usage of the facility. Jim responded that the development is anticipated to draw 1200-1400 visitors per day.
- When asked if shuttle service is proposed, Jim commented that indeed shuttle service between the Center and other San Diego attractions and services will be included in the scope.
- Inquiries into traffic improvements revealed that the project will widen Hotel Circle South into two lanes in each direction adjacent to the I-8 hook ramps. No freeway improvements are proposed; signalization at the freeway hook ramp intersection is not in the scope.

- When asked if the hillside community above the development had been contacted, Jim stated that they had.
- The DAB continued to express concerns regarding the “thematic” characteristics of the development and its lack of continuity with the context of the Valley. These concerns stemmed from the large arch gateways, the domed roof elements, and the large mansard roof on the timeshare building. When the applicant inquired what words would best guide their architect prior to the next DAB presentation, the DAB recommended they explore “context” and “restraint” in future iterations of the project, with perhaps less folly and more architecture.

Since the project was before the board for information only, the DAB thanked the team for the presentation.

### **Discovery Center at Grant Park – Action Item**

Rob Hutsel provided an introduction to the project and introduced the team. Rick Espana (architect) outlined the goals for the project and provided a description of the project:

The San Diego River Discovery Center at Grant Park is a new interpretive center that will contain educational, meeting, and community uses. The development project is designed to support the recommendations and guidelines of the approved San Diego River Park Master Plan. The project includes the partial development of a 17-acre site that had previous mining uses yet contains no existing structures. The development goals are to minimize impacts to the river and native vegetation/habitat, handle all environmental mitigation measures on site, and preserve or restore approximately 80% of the site.

Components of the project discussed during the presentation included:

- The total site area is 17 acres, with approximately 3.2 acres being developed.
- The proposed 2-story 9,950 sf interpretive center includes educational, meeting, and community spaces.
- Exterior amenities include a new outdoor classroom space, a new concession space with restrooms, shade structures, outdoor staging areas, outdoor interpretive water feature, underground site improvements, native landscape restoration, and extension of the San Diego River pathway through the project site, picnic areas, and river observation/overlook points.
- Secondary entry for bicycle and pedestrian traffic.
- Situating the building on the site so that it acts as a sound buffer against traffic noise
- Material palette: Corten steel, glass, board-formed concrete, stucco, composite wood decking, single-ply roofing with photovoltaic (PV) modules above, shading devices on windows, wood trim, and cable rails.
- Landscape materials included creation of a street/urban edge consisting of rows of trees, with the landscape becoming more natural closer to the river. The park/play area is proposed with turf.

Questions, comments, and discussion from the board included:

- The overall project and material palette was well received. However, the PV modules presented an appearance that is somewhat foreign with the natural palette

of the development. Other alternatives the applicant may wish to consider are clay tiles that incorporate PV modules.

- When asked about the sustainability goals of the project, Rick confirmed that the project goal is to be “net zero.”
- With regard to the discretionary actions for the project, Rob commented that they include a site development permit and associated permits.

A motion to recommend the project to the Mission Valley Community Planning Group was initiated by Jerry Shonkwiler, and seconded by Bruce Warren. There was no subsequent discussion. The motion was approved 4-0-0. The DAB thanked the applicant for their presentation.

The meeting was adjourned at 5:00 P.M., with the next meeting tentatively scheduled for Monday, January 5, 2015.

## **2) Transportation and Community Plan Update Committee**

It is anticipated that the Chair of the MVPG will appoint the MVPG Transportation and Community Plan Update Committee members in the 1st quarter of 2015. John Nugent asked MVPG Board members to let him know if they were interested in serving on this MVPG standing committee and encouraged eligible Mission Valley members to volunteer for the Standing Committee as community members.

## **3) Park and Recreation Committee-Jason Broad**

Jason Broad was not present, no report

### **b. Ad Hoc Committees**

#### **1) Stadium Committee**

Randy Dolph did not have a report as the committee did not meet.

#### **2) Public Health, Safety and Welfare Committee**

Elizabeth Leventhal reported:

1. Girls Think Tank had ribbon cutting for new Portland Loo today  
<http://fox5sandiego.com/2014/10/01/portland-loo-restrooms-to-be-installed-downtown/>
2. Pleased about announcement of the Mayor's permanent homeless shelter .  
<http://www.sandiego6.com/news/local/San-Diego-looking-for-permanent-building-to-house-homeless--284521551.html>
3. Congratulations to Dottie on her appointment to the Housing Commission - it's great to have representation from MV on the important organization/partner in ending homelessness.

### **4. Community Reports**

#### **a. San Diego River Coalition –**

Allan Grant reported that at the November meeting the 2015 work plan was approved. There will be no meeting in December.

#### **b. Community Planning Chairs Meeting –**

Dottie Surdi was not present. The minutes from the October meeting have been sent out.

The November meeting included a review of By-law changes that each community planning group will need to make during 2015.

**c.. Uptown Regional Bike Corridor Advisory Group**

A volunteer is being sought to be the MVPG liaison for this group.

**5. Miscellaneous Mail**

There were no items

**6. Miscellaneous Items**

There were no items

**L. ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:59 PM

The next regular meeting will be on Wednesday, January 07, 2015 at 12:00 p.m. at the Mission Valley Library, Community Room.

---

John Nugent, Secretary