

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

July 09, 2014

MEMBERS PRESENT

Jason Broad
John Carson
Gina Cord
Perry Dealy
Randall Dolph
Alan Grant
Elizabeth Leventhal
John Nugent
Jim Penner
Karen Ruggels
Marco Sessa
Rick Tarbell
Josh Weiselberg

MEMBERS ABSENT

Deborah Bossmeyer
Paul Brown
Bob Cummings
Robert Doherty
John LaRaia
Alex Plishner
Dottie Surdi

GUESTS

Robyn Bottomley
Gordon Duntree
Rich Garbhi
Tim Gabrielson
Margaret Gibert
Stephen Jones
Kathy Lippitt
Danielle Nisan
Khoa Nguyen
Jeremy Ogul
Rashik Patel
Keith Pittsford
Phil Roth
Ray Taylor
Scott Zimmerman

FEDERAL REP'S STAFF

CITY STAFF

Ryley Webb
Sheldon Zemen

COUNTY STAFF

ASSEMBLY STAFF

Jason Broad, Vice Chair called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:05 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

A. CALL TO ORDER

Verify Quorum: 12 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE – Karen Ruggels led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/ AGENDA CHANGE

Jason Broad welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

Guests introduced themselves.

D. APPROVAL OF MINUTES

Randall Dolph moved to approve the minutes of the June 04, 2014 regular meeting. Peary Dealy seconded the motion. Minutes were approved 11 – 0 – 1, with Jason Broad abstaining.

E. PUBLIC INPUT – NON-AGENDA ITEMS

Margaret Gibert from the Alliance For Responsible Medicinal Access began speaking on medical marijuana.

Meeting chair, Jason Broad, indicated that this forum was for non-agenda items and this item was slated to be on the agenda later during the meeting, however, there was a request to postpone the agenda item until the August MVPG meeting so the applicant could address the issues identified in the first assessment letter and cycle comments from the City of San Diego staff.

Phil Roth, on behalf of the applicant for the Medical Marijuana Consumer Cooperative (MMCC) CUP Application at 3455 Camino Del Rio South, Project No. 368346 requested that the agenda item be postponed until the August 2014 MVPG meeting.

Josh Weiselberg moved that the Medical Marijuana Consumer Cooperative (MMCC) CUP Application at 3455 Camino Del Rio South, Project No. 368346 on the July 2014 MVPG agenda be moved to the August 2014 MVPG agenda. Peary Dealy seconded the motion. Motion was approved 12 – 0 – 0.

Jason Broad asked Margaret Gilbert to proceed with her remarks. Other individuals spoke pro and con regarding medical marijuana and the placing of a medical marijuana consumer cooperative in Mission Valley.

F. MEMBERSHIP BUSINESS

John Nugent introduced Jim Penner and nominated him to fill the position of property owner representing Morris Cerullo World Evangelism/Mission Valley Resort.

John Nugent moved to approve the nomination of Jim Penner to fill the position of Property Owner with a term ending March 2016, representing the Morris Cerullo World Evangelism/Mission Valley Resort. Gina Cord seconded the motion. Nomination was approved 12 – 0 – 0.

John Nugent reported on the remaining Board membership open positions:

Local Businessperson -term ending March 2016

Resident--term ending March 2016

Local Businessperson -term ending March 2018

Resident--term ending March 2018

G. TREASURER'S REPORT

Bob Doherty was absent but sent in a report that the balance remained at \$1,414.43.

H. PUBLIC SAFETY REPORTS

1. Police Department – Officer Adam McElroy
Officer McElroy was not present, no report.

Fire Department – No report.

I. GOVERNMENTAL STAFF REPORTS

1. Mayor's Office

Anthony George was not present, no report

2. State Representatives

a. Senate Member's Office – Sen. Marty Block from the 39th Senate District I was not present. No report

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 --
There was no one present, no report

b. Congressman Scott Peters' Office – Sarah Czarrecki was not present. No report.

J. NEW BUSINESS

1. City of San Diego Urban Forestry Plan- Danielle Nisan - Information Item

Danielle Nisan presented an overview and benefits of an urban forest. An urban forest is the trees and vegetation in and around a town or city environment on public land such as along streets and highways, in parks, around public buildings and on private property. Like a natural forest, an urban forest is an entire ecosystem. In San Diego, the only part of the forest managed by public agencies is that which grows on public land.

The Urban Forestry Section of the City of San Diego Street Tree Division oversees the planting and maintenance of trees and other vegetation along streets, sidewalks, and other City rights-of-way. The program works closely with nonprofit organizations to increase the number of trees in the City. Current tree inventory includes over 30,000 palms and 170,000 various shade trees.

With a \$75,000 grant from the California Department of Forestry and Fire Protection (CalFire), the City of San Diego is developing an Urban Forest Management Plan (UFMPlan) to improve San Diego's urban forest. This action will include planting trees, maintenance, program management, financing, liability reduction, and community partnerships.

The first step is to describe the planning process to the community and invite citizens and community groups to provide input.

The UFMPlan will be drafted by Inland Urban Forests Group in Riverside, whose leaders have assisted 20 cities in California with their UFMPlans. A Working Group will provide overall guidance for the UFMPlan, and stakeholder meetings will be held in September 2014 and January 2015.

The Urban Forest Management Plan will answer the following questions:

- What do you have? (inventory)
- What do you want? (goals and objectives)
- How do you get what you want? (implementation plan)
- Are you getting what you want? (monitoring)

The first step is to conduct a community forestry survey to gather community input. The survey was handed out at the meeting.

The survey can also be completed on-line at:

<https://www.surveymonkey.com/s/CXS5KXC>

Public Stakeholder meetings will be from 6pm to 8pm at the following locations:

- September 22, 2014 and January 26, 2015-University Town Center (UTC) Forum Hall (above Wells Fargo Bank) 4315 La Jolla Village Drive
- September 29, 2014 and February 2, 2015-Balboa Park, War Memorial Bldg

The City Council is expected to vote on the Urban Forest Management Plan in early 2015.

For questions and additional information see:

www.sandiego.gov/planning/programs/urbanforest/index.shtml

or contact Melissa Garcia, City of San Diego Senior Planner at magarcia@sandiego.gov

2. Mission Valley Suites Hotel- Site Development Permit (Project No. 322356) Stephen L Jones – Action Item

Stephen Jones presented an overview of the project and discussed project delays that were resolved through purchasing an adjacent piece of property.

Randy Dalph presented the DAB report from 6/30/14.

The DAB report, as submitted, follows:

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Bruce Warren, Paul Dugas, Paul Brown, Steve Kiss, and Randy Dolph. Applicant representatives included Rashik Patel (T2 Development), Stephen Jones (Jones Ballard Architects) and Jeremy Grant (GFA Architects).

Mission Valley Suites Hotel – 2201 Hotel Circle South – Action Item

Rashik Patel introduced the team and provided an overview of the project. The project is located at 2201 Hotel Circle South on the site of the existing Comfort Inn. The project proposes demolition of the existing hotel and construction of a new 5-floor, 236-unit hotel with surface parking. Components of the presentation included:

- No hotel brand has been assigned to the project at this time.
- The floor plan consists of a square hotel building with a central, open-air courtyard.
- The building is set back further from the street than the adjacent new Hampton Inn.
- The first floor consists of a lobby, dining area, small meeting spaces, amenities, and guest rooms.
- A small pool is located toward the south/hillside portion of the development.
- A porte-cochere is proposed over the drop off entry. A site ramp provides an accessible path of travel between the existing public sidewalk with the front entrance of the building.
- Materials proposed for the building included: adhered stone veneer for the base of the building and adjacent to the main entrance, aluminum storefront and louver system in a champagne bronze finish, green tinted low-e insulated glazing, stucco using several earth tones, and a signature light band over the main entry.

Question, comments, and discussion from the board included:

- Concerns were raised regarding the location of the proposed cooling tower on the site, especially with the close proximity of it to adjacent parked cars and its proximity to the adjacent property (A1 Storage).
- The location of the pool was discussed, relative to its orientation on the site and adjacency to guest rooms. The applicant team confirmed that no cuts will be made into the hillside for the pool.
- Grades and slopes were reviewed, including 4 feet of slope across the site in the east-west direction, and 12 feet of drop in the north-south direction.
- The dining component is limited to breakfast services, and not a full restaurant. Meeting rooms were also discussed and proposed to be limited in size.
- Since the DAB had not received the City cycle comments, Patel noted that most of the issues have been addressed, including no additional traffic loads and an environmental negative declaration.

A motion to recommend to the MVPG that the design be approved was initiated by Bruce Warren, with conditions that the applicant fulfills all of the City's cycle comments and any environmental conditions. Paul Dugas seconded the motion. There was no subsequent discussion. The motion was approved 5-0-0.

The meeting was adjourned at 4:30 P.M., with the next adjourned at 4:30 P.M., with the next meeting tentatively scheduled for Monday, August 4, 2014.

After the presentation and DAB report, there were questions regarding the City's cycle comments, traffic, parking and sidewalks. The majority of the discussion was on the placement of sidewalks and could this project have sidewalks constructed at a five foot offset from the curb (noncontiguous). The project, as presented, does not use the "contiguous to the curb" standard but neither does it meet the noncontiguous standard.

Randy Dolph moved that the design for the Mission Valley Suites Hotel be approved with conditions that the applicant fulfills all of the City's cycle comments; any environmental conditions and the applicant explore any opportunities to install noncontiguous sidewalks. John Carson seconded the motion. Motion was approved 12 – 0 –1 with Karen Ruggels abstaining.

1. City Planning Update

No report

2. Council Office-District 7- Councilmember Scott Sherman

Ryley Webb reported on:

- The opening of the Kumeyaay Campground in Mission Trails Regional Park. It is open on Friday and Saturday nights. Each campsite has a table and firepit.
- The award of 3 million dollars for the design and construction of a skate park in Linda Vista. The process will begin in the coming months.
- The official 'leash cutting', at 7 p.m. on Thursday, July 17th at Westfield Mission Valley, of the Dog Park. The approximately 300 square-foot enclosed space is located on the south side of Macy's. Features include Pedigree synthetic turf, an automatic dog watering station, bench seating, a dog waste station and 3 massive trees that shade the area. The on-site community dog park is in partnership with the San Diego Humane Society's central San Diego campus. The project is part of the dog-friendly outdoor center's ongoing mission to serve the needs of residents in the surrounding areas.
- Oversized Vehicle Ordinance is in the notification phase and people will begin being ticketed starting in Mid-August. Permits can be obtained online for \$1.75 a night for up to 3 nights in a row.

Ryley introduced Sheldon Zemen who has joined the office and will be handling the communities of Linda Vista and Tierrasanta.

3. Subcommittee Reports

a. Design Advisory Board

See report under New Business 2. Mission Valley Suites Hotel- Site Development Permit (Project No. 322356)

b. Stadium Committee

No report

c. San Diego River Coalition

The June meeting included an update on Coalition Priorities and an update on the RiverBlitz results and status. At the meeting it was disclosed that there may be monies to resurrect the Ruffin Canyon project.

The July meeting will include a presentation on SANDAG TransNnet funds.

TransNet funds are derived from the half-cent countywide sales tax that helps fund regional transportation projects including habitat-related environmental mitigation activities required to implement projects identified in the Regional Transportation Plan and the establishment of a network of regional bikeway corridors.

d. Community Planners Committee (CPC)

Josh Weiselberg attended in Dottie Surdi's absence. Josh reported on the four primary topics discussed:

- City of San Diego Urban Forest Management Plan

- The North Embarcadero Visionary Plan Phase 1
- Available monies for community planning groups
- Roof top parks as a means of increasing park space in San Diego

Minutes will be sent out when ready.

e. Parks Subcommittee

No report

f. Uptown Regional Bike Corridor Advisory Group

A volunteer is being sought to chair the subcommittee.

g. Public Health, Safety and Welfare

Elizabeth L Leventhal reported that the temporary winter homeless shelters open until June 30 had closed. The San Diego City Council voted in March to keep the temporary winter homeless shelters open until June 30.

Elizabeth reported the HOT team had received funding for 25 additional beds.

Elizabeth L Leventhal moved that she have business cards printed up indicating that she was a member of the Mission Valley Planning Group. She would use these cards to indicate that she was representing the MVPG at community and agency meetings. After discussion, the motion was rescinded.

In her remarks regarding business cards, Elizabeth indicated that there is some concern about the number of homeless items on the MVPG agendas. There was discussion about this concern and about decisions on whether or not to allow certain agenda items and the time allocated to those topics. There was support for the Chair making these decisions. There were comments about only allowing agenda items that serve a purpose for the work that the MVPG is tasked with doing, and is within its authority. Appreciation was expressed for informational items but it was also asked that there be a respect for member's time when agenda items are purely informational without an action required or that may not be within the scope of the MVPG as detailed in the City approved bylaws.

4. Miscellaneous Mail

There were no items

5. Miscellaneous Items

Peary Dealy inquired about the basis for making a decision on the Medical Marijuana Consumer Cooperative (MMCC) CUP Application at 3455 Camino Del Rio South, Project No. 368346 at the August meeting. There was discussion, and agreement, that the MVPG's action would be based on the land use issues and not on personal feelings about medical marijuana or on the strength or weakness of science on the efficacy of medical marijuana.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:25 p.m.

The next meeting will be on Wednesday, August 06, 2014 at 12:00 p.m. at the Mission Valley Library, Community Room.

John Nugent, Secretary