

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

October 01, 2014

MEMBERS PRESENT

Deborah Bossmeyer
Paul Brown
John Carson
Gina Cord
Bob Cummings
Perry Dealy
Robert Doherty
Randall Dolph
Alan Grant
Elizabeth Leventhal
John Nugent
Jim Penner
Alex Plishner
Karen Ruggels
Marco Sessa
Dottie Surdi
Rick Tarbell

MEMBERS ABSENT

Jason Broad
John LaRaia
Josh Weiselberg

GUESTS

Steve Abbo
Doug Austin
Doug Ceressa
Randi Coopersmith
Jeanne Estes
Erich Fuessner
Tim Gabrielson
Arleen Garcia-Herbst
K. Guest
Matthew Guillory
Jim Haughey
Rob Hutsel
Robert Mc Donald
David Mannis
Vince Meehan
Andrew Michajlenko
Ray Miles
Tim Murphy
Jeremy Ogul
Uta Peckman
Sharon Quissling
Jan Sachs
R. Shankar
MaryShappel

FEDERAL REP'S STAFF

Armita Pedramrazi
Susan Davis

CITY STAFF

Anthony George
Ann French Gonsalves,
Adam McElroy
Ryley Webb

STATE STAFF

ASSEMBLY STAFF

Dottie Surdi, Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12: 00 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

A. CALL TO ORDER

Verify Quorum: 17 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE – Allan Grant led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/ AGENDA CHANGE

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

Guests introduced themselves.

D. APPROVAL OF MINUTES

Jim Penner moved to approve the minutes of the September 03, 2014 regular meeting. Alan Grant seconded the motion. Minutes were approved 11– 0 – 6, with John Carson. Bob Cummings. Perry Dealy, Robert Doherty, Alex Plishner and Rick Tarbell 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

There was no public input

F. MEMBERSHIP BUSINESS

John Nugent nominated the following individuals for terms on the MVPG Board:

Steve Abbo- Local Businessperson -term ending March 2016

Matthew Guillory- Resident--term ending March 2016

Andrew Michajlenko- Resident--term ending March 2018

John Nugent moved to elect Steve Abbo to fill position of Local Businessperson with term ending March 2016. Perry Dealy seconded the motion. Motion was approved 16 – 1 – 0.

John Nugent moved to elect Matthew Guillory to fill position of Resident with term ending March 2016. Perry Dealy seconded the motion. Motion was approved 17– 0– 0.

John Nugent moved to elect Andrew Michajlenko to fill position of Resident with term ending March 2018. Perry Dealy seconded the motion. Motion was approved 17 – 0 – 0.

John reported that the only vacancy remaining on the Board is for a Local Businessperson with a term ending March 2018

G. TREASURER'S REPORT

Bob Doherty reported that the balance remains at \$1,414.43.

H. PUBLIC SAFETY REPORTS

1. Police Department – Officer Adam McElroy

Officer McElroy reported on the crime statistics and major public safety incidents for the month of September and discussed the efforts to prepare for the increase in activity in Mission Valley during the holidays.

Fire Department – No report.

I. GOVERNMENTAL STAFF REPORTS

1. Mayor's Office

Anthony George reported:

- City of San Diego Draft Climate Action Plan-September 2014
- A new City of San Diego website that will be unveiled soon that will include access from mobile devices
- The new CA ban on single use plastic bags effective July 2015

2. State Representatives

a. Senate Member's Office – Sen. Marty Block from the 39th Senate District I.

Katelyn Hailey 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

Armita Pedramrazi introduced Congresswoman Susan Davis.

Congresswoman Davis discussed her activities and priorities in Congress and distributed the September "Davis Dispatch"

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. UT-San Diego Master Plan Update– Perry Dealy- Information Item

Perry Dealy introduced the team and provided an overview and history of the project.

Doug Austin (AVRP Studios) and Randi Coopersmith (Latitude 33) reviewed the project. The original plan for the 12.9-acre site on Camino de la Reina included a 22-story-198-unit residential tower, a 10-story, 234,415-square-foot office building, a parking garage topped by a pool, fitness center and tennis courts, and 6,470 square feet of retail space.

The revised plan is for 200 apartments ranging from about 667 to 1,800 square feet with no new office space. The newspaper office building and printing plant will remain in place but much of the surface parking lot will be replaced by the apartments. There will be a new parking garage, serving both the U-T building and residents, between the printing plant and the apartments.

The development will include a 0.8-acre public river walk promenade, bike path, sculpture park and space for gourmet food trucks.

An environmental impact report (EIR) will be ready for city review in a few weeks with final action anticipated by the Planning Commission in the first quarter of 2015. Following 12 months of building permit review, construction would take about 18 months heading toward an opening in the first quarter of 2018.

Randy Dolph was asked to present the review by the Design Advisory Board.

Report of September 29, 2014 DAB Meeting

The meeting was called to order at 3:40 P.M. in the Mission Valley Library. Members present were: Dottie Surdi, Bruce Warren, Paul Brown, and Randy Dolph.

Applicant representatives included: Perry Dealy (Dealy Development), Doug Austin (AVRP Studios), Sharon Rissling (AVRP Studios), and Randi Coopersmith (Latitude 33).

Union Tribune Mixed Use Project – Information Item

Perry Dealy introduced the team and provided an overview and history of the project. The project is located on the existing site of the Union Tribune off of Camino Del La Reina. The current version of the project eliminates the previous high rise office and condo tower. The current scope now includes:

- Retaining the existing UT printing building and existing UT office building.
- New 3.5-story parking structure
- New 2-story parking structure under 5 story apartment building
- New 7-story apartment building
- New site improvements, including 0.8 acre public park and promenade along the river.

- A total of approximately 200 rental units are proposed, ranging from 600 s.f. studios to approximately 1,800 sf 3-bedroom units.
- The materials proposed for the exterior facades include brick, stone, concrete, and glass.
- The discretionary action remains a Process 4 (Planning Commission approval), with multiple discretionary permit types.

Question, comments, and discussion from the board included:

- A question was raised regarding the arrangement of the townhouse units along the river. Dealy commented that the townhouse units are 2-story tall units at the ground level, with single flat units above.
- When asked if any portion of the development is below grade, Dealy noted that generally no scope of the project is below the 100 year pad.
- The spire atop the building was reviewed. Austin noted that this signature element was retained from the previous schemes, and provided a beacon to the entry of the development. Concerns were raised as to potential lighting of this spire element.
- Dealy stated that no public street improvements were incorporated as part of this project.
- With the existing printing building and office building remaining, questions were raised if any improvements would be made to these structures. Dealy and Austin commented that because of the semi-historical quality of the office building, no significant improvements are proposed to its facades. A new entry element, however, would likely be included.

Overall, the project was well received by the DAB. Since the project was before the board for information only, the DAB thanked the team for the presentation.

The meeting was adjourned at 4:30 P.M., with the next meeting tentatively scheduled for Monday, November 3, 2014.

Questions/Comments/Discussions:

There were questions regarding:

- ADT's (Annual Daily Traffic). Response: The EIR Environmental Impact Report has not been finalized yet but it is estimated that the ADT's will be lower than originally estimated due to downsizing of project.
- Category of semi-historical. Response: a better term would be "iconic"
- The new entry element to existing "iconic" UT building. Response: no external changes to building or facades, but inside lobby will probably be updated.
- River Park Trail. Response: project will only develop section on UT property
- No changes are proposed to Camino de la Reina. Response: ADT's (Annual Daily Traffic) will not trigger requirements for any street improvements

2. Overview of Mission Valley Development Projects-- Paul Brown/Perry Dealy Information Item

Paul Brown and Perry Dealy presented a computerized graphic map indicating the location of a number of developments that are proposed or in the process of development for the San Diego Mission Valley to set the tone for the discussion on traffic in the Mission Valley.

3. City of San Diego-Traffic Studies. Ann French Gonsalves Senior Traffic Engineer--Information Item

Ann French Gonsalves, a City of San Diego Senior Traffic Engineer discussed and answered questions on traffic in the San Diego Mission Valley.

Some of the items discussed were:

- Average daily traffic or ADT is the average number of vehicles two-way passing a specific point in a 24-hour period, normally measured throughout a year.
- Moving to a vehicle miles traveled (VMT) model in CA
- 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) supports the State's climate action goals to reduce greenhouse gas (GHG) emissions through coordinated transportation and land use planning with the goal of more sustainable communities. Under the Sustainable Communities Act, ARB (California Air Resources Board) sets regional targets for GHG emissions reductions from passenger vehicle use. In 2010, ARB established these targets for 2020 and 2035 for each region covered by one of the State's metropolitan planning organizations (MPO). Each of California's MPOs must prepare a "sustainable communities strategy" (SCS) as an integral part of its regional transportation plan (RTP). The SCS contains land use, housing, and transportation strategies that, if implemented, would allow the region to meet its GHG emission reduction targets.
- SB 743 which was passed by the legislature and signed into law by the governor in the fall of 2013. Under SB 743, the Governor's Office of Planning and Research (OPR) has been directed to revise the guidelines for conducting transportation analyses under the California Environmental Quality Act (CEQA). The priority of SB 743 is to reduce reliance on roadway capacity, level of service, and delay and replace these performance measures with analysis based on vehicle miles travelled (VMT) or similar performance measures. The intent is to encourage smart growth and infill developments and reduce the amount of greenhouse gas emissions produced by vehicle travel.
- On August 6, 2014, the Governor's Office of Planning and Research released for public review a preliminary discussion draft of changes to the CEQA Guidelines that will change the way that transportation impacts are analyzed under CEQA
- Synchronization of traffic lights through Mission Valley and the priorities of Caltrans for keeping traffic flowing on the highways and the priorities of the City of San Diego for keeping traffic flowing through the City of San Diego.

- Development projects can be and are approved by the San Diego City Council even though the EIR (Environmental Impact Report) may reflect some negative traffic impacts.
- SANDAG (The San Diego Association of Governments) is charged with keeping a regional model for transportation that includes the traffic impact, on project completion, of all approved improved development projects.

There was a recommendation that members should review the following:

City of San Diego General Plan

<http://www.sandiego.gov/planning/genplan/index.shtml>

Mission Valley Community Plan

<http://www.sandiego.gov/planning/community/profiles/missionvalley/index.shtml>

Levi-Cushman Specific Plan

<http://www.sandiego.gov/planning/community/profiles/missionvalley/pdf/plans/lcfull.pdf>

K. OLD BUSINESS

1. City Planning Update

No report

2. Council Office-District 7- Councilmember Scott Sherman

Ryley Webb reported on:

- SANDAG San Diego River Park Trail meeting on September 24th
- CPR training
- The Saturday Fire Safety Canyon Walk by the San Diego Fire Department for houses next to San Diego canyons

The most recent newsletter was distributed.

3. Subcommittee Reports

a. Design Advisory Board

Randy Dolph's report appears under #1-new business

b. Stadium Committee

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

c. San Diego River Coalition

Allan reported on the September 18th is River Park Foundation annual anniversary party. The October meeting will feature a report from Josh Vashbinder with the Dinerstein Companies on the Millennium Camino de Rio Project, aka Camino Del Rio Mixed Use Project.

d. Community Planners Committee (CPC)

The minutes from the September meeting will be sent when available

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 on the event celebrating the first 100 days of the new 25 Cities Initiative and the desire to expand the program into the Mission Valley.

4. Miscellaneous Mail

There were no items

5. Miscellaneous Items

Dottie reported:

- November 05, 2014-regular MVPG meeting will be cancelled. In its place, at the same location and time, will be a workshop on the process for updating the MVPG Community Plan and the introduction of the new City Community Planner for Mission Valley.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:56 PM

The next regular meeting will be on Wednesday, December 03, 2014 at 12:00 p.m. at the Mission Valley Library, Community Room.

John Nugent, Secretary