

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

June 05, 2013

MEMBERS PRESENT

Jason Broad
Paul Brown
John Carson
Gina Cord
Perry Dealy
Randall Dolph
Alan Grant
Elizabeth Levanthal
John Nugent
Doris Payne-Camp
Brittany Ruggels
Karen Ruggels
Marco Sessa
Dottie Surdi

MEMBERS ABSENT

Marla Bell
Deborah Bossmeyer
Monica Davis
Robert Doherty
John LaRaia
Alex Plishner

GUESTS

Bob Brittinghaven
Bob Cummings
Everett Leonard
Barbara Ohlson
Carol Powell
Barbara Shine
Bill Shine
Tom Sudberry
Josh Weiselberg
Rick Wilson
Mary Dell Worthington
Kellen Vigil
Irwin Yau

FEDERAL REP'S STAFF

Jonathan Hardy

CITY STAFF

Clark Ritter
Jack Straw
Brian Schoenfisch

COUNTY STAFF

ASSEMBLY STAFF

President Dottie Surdi 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.

A. CALL TO ORDER

Verify Quorum – 14 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE – Alan 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

Perry Dealy moved to approve the minutes of the May 01, 2013 regular meeting.

Marco Sessa seconded the motion. Minutes were approved 10–0–4, with Jason Broad John Carson, Gina Cord and Doris Payne-Camp abstaining.

E. PUBLIC INPUT – NON-AGENDA ITEMS

Doris Payne-Camp distributed the America in 2013 report, A Urban Land Institute survey on Views on Housing, Transportation and Community. More information is available at: <http://www.ulic.org/category/community-survey/>.

F. MEMBERSHIP BUSINESS – Brittany Ruggels

Brittany Ruggels reported on the current vacancies on the MVPG and recommended Josh Weiselberg to fill a residential position.

Brittany Ruggels moved to approve Josh Weiselberg to fill a residential position on MVPG. Gina Cord seconded the motion. Josh Weiselberg was approved 14 – 0.

G. TREASURER'S REPORT

In Bob Doherty's absence, Dottie Surdi reported a balance of \$1,414.43.

H. PUBLIC SAFETY REPORTS

1. Police Department – Officer Holland (Holly) Tafoya
Officer Holly was not present-No report.

2. Fire Department – No report.

I. GOVERNMENTAL STAFF REPORTS

1. Mayor's Office
Denise Garcia was not present. No report.

2. State Representatives

a. Senate Member's Office – Sen. Marty Block from the 39th Senate District 1.
Ralph Dimarucut 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 --

Jonathan Hardy distributed the June 2013 “Davis Dispatch” and reviewed Congresswoman Susan Davis community activity including the open house for the Congressional Art Competition and visits to the Logan Heights Veterans Memorial and Jacobs Center.

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

J. NEW BUSINESS

1. July MVPG Meeting Date (Action Item)

Brittany Ruggels discussed that the next meeting date is scheduled for Wednesday at July 3, 2013, and asked if the meeting date should be changed due to the July 4th holiday. Possible agenda items include a discussion with the City of San Diego engineering department on the HAWK(High-Intensity Activated crossWalk beacon) system under consideration for Cam Del Este and Mission Center Roads and the City of San Diego General Plan for Population-Based Parks requirement at the Union Tribune Project.

Karen Ruggels moved to change the July MVPG meeting date to Wednesday July 10, 2013. Alan Grant seconded the motion. The motion was approved 14 – 0.

2. Civita Park (Action Item)

Note: Marco Sessa and Alan Grant removed themselves from this discussion and action.

Marco Sessa reviewed the project under the City of San Diego General Development Plan for Population-Based Parks requirement and introduced Glen Schmidt.

The parks are being planned by Sudberry Properties, under its partnership as Quarry Falls LLC, under the jurisdiction of the City of San Diego Public Works Department, Engineering and Capital Projects, Architectural Engineering and Park Division, with input and approval from the Mission Valley Planning Group and the Serra Mesa Recreation Council. Schmidt Design Group Inc. of San Diego, a company that specializes in the sustainable design of public places and parks, has been retained to design the parks based on the shared vision of the city, the public and the community planning groups.

- Civita’s 14-acre “Central Park” is planned as the backbone of the community and will link to all neighborhoods in Civita. Green parkways meandering from the central park will enhance access and walkability to near-by neighborhoods
- At the northern-most boundary of Civita will be a 1.33-acre park, easily accessible from Serra Mesa.
- Additional green space is distributed throughout the community, with two small neighborhood parks, including the 1.3-acre Creekside Park linking the Central Park to the commercial district in Civita, and the .2-acre pocket park on Franklin Ridge Road.

Jason Broad, chair of the MVPG Parks subcommittee reported that the Sub-Committee met on May 29, 2013 to review the draft plan for the Civita Community Park.

Sub -committee members present were Jason Broad, Alan Grant, Marla Bell and Gina Cord (absent were Doris Payne-Camp, Elizabeth Leventhal and John Nugent). Guests present were Glenn Schmidt and Nate Magnuson of Schmidt Design Group.

The MVPG Parks Sub-Committee noted the following favorable elements:

- Lower level civic plaza
- Use of space to accommodate so many elements
- North/south pathways on east and west borders
- Dog parks
- Tranquil setting on the 2nd level
- Children's playground
- Historical and interpretive elements

The following areas were noted by the MVPG Parks Sub-Committee for inclusion in the final design:

- CPTED (Crime prevention through environmental design)-consider selecting seating and picnic benches that deter unwanted uses.
- History/details of the mining operation-take advantage of opportunity to highlight in an interesting way the history of the space.
- Architecturally significant design on amphitheater and overhangs-create "show pieces" that will be as much attraction as the park itself
- Replication of mining equipment for inclusion in the play area—in lieu of the original equipment which is dangerous, create replicas and teach visitors about the original uses by including the replicas in the play areas.

Jason reported that, at the MVPG Parks Sub-Committee meeting, a motion was made by Marla Bell to recommend approval of the park plan as presented. Gina Cord seconded the motion. The motion was approved 3-0 with Alan Grant abstaining.

There were discussion/questions on:

- Community Garden allocations and designations in a public park
- Parking near the Child Play areas of the park
- Potential increase in humidity and mosquitoes due to water portion of park
- Requirements to be a vendor at the farmers market type events
- Who will pay for the maintenance of the park
- What security will be present

There was a discussion on the approval process for parks in the City of San Diego since this is the first public park in Mission Valley. City of San Diego employees Clark Ritter and Brian Schoenfisch clarified the process and indicated that Civita Park had followed the process and met all of the requirements for the approval of a City Park. The action item under consideration relates to the Civita Central Park as part of the City of San Diego General Development Plan for Population-Based Parks requirement.

Jason Broad moved to approve the Civita Central Park as part of the City of San Diego General Development Plan for Population-Based Parks requirement with the recommendation that any building structures within the park be reviewed by MVPG

Design Advisory Board. Gina Cord seconded the motion. The motion was approved 12 – 0 –2 with Marco Sessa and Alan Grant abstaining.

3. Millennium Camino de Rio Project (Information Item)

Note: Brittany Ruggels and Karen Ruggels removed themselves from this discussion.

Josh Vasbinder with the Dinerstein Companies introduced the Millennium Camino de Rio Project. The Camino del Rio project site is located at 730 Camino del Rio North on the old Bob Baker automobile sales site. The proposed project would involve demolition of the existing structure and surface parking and construct a mixed-use, transit-oriented development consisting of residential, retail, and live/work units that wrap-around a parking structure.

Currently the project is projected to include:

- 291 Residential for-rent units, consisting of studios to 2-bedroom units in 4-5 story buildings.
- 18 Live/work units totaling approximately 9,000 square feet of work space.
- 4,000 square feet of retail commercial space.
- Parking is provided in a 5-story above-ground parking structure.

There were questions regarding the City of San Diego General Development Plan for Population-based Parks requirement for the project and access to the project.

4. Bolt to the Q 5k (Information Item)

Kellen Vigil from the Competitor Group presented information on the Bolt to the Q (5K) and Chargers PLAY 60 Fun Run (half mile) races scheduled for July 21, 2013 starting at 7:30 a.m. The proceeds from the race will benefit the Ryan Matthews Foundation.

The route has been changed and Killen passed out a map of the new route. The streets affected will be Qualcomm Way, Ward Rd and Camino Del Rio N.

Further information can be found at:

http://nflrunseries.com/wp-content/uploads/2013/04/NFLSD_13_CourseMap.pdf

<http://nflrunseries.com/chargers/event-details/>

K. OLD BUSINESS

1. Approval of the April 3, 2013 Minutes

Brittany Ruggels reviewed the situation that since there was not a quorum of eligible voting members (members who were present at the April 03, 2013 meeting) present at the May MVPG meeting the approval of the minutes of the April 03, 2013 regular meeting had been postponed/tabled until the June meeting.

Jason Broad moved to approve the minutes of the April 03, 2013 regular meeting. Alan Grant seconded the motion. Minutes were approved 11 – 0 –3, with Perry Dealy, Karen Ruggels and Marco Sessa abstaining.

2. City Planning Update

Brian Schoenfisch reported that the City of San Diego Engineering Department has received the MVPG letter requesting a representative attend a future MVPG meeting to discuss the HAWK system under consideration for Cam Del Este and Mission Center Road. A **HAWK beacon** (High-Intensity Activated crossWalK beacon) is a traffic signal used to stop road traffic only as needed to allow pedestrians to cross safely. It is officially known as a "pedestrian hybrid beacon". Brian indicated that the City Staff would attend a future meeting.

3. Council Office-District 7- Councilmember Scott Sherman

Jack Straw reported on the resurfacing of some streets in Mission Valley and the ongoing efforts to fill road ruts and potholes.

Jack reported on the Councilmember's initiative to conduct a Performance Audit of every city department to examine how well each city department is operating, and suggest ideas for improvement with the results of the performance audits made public.

There was a question regarding the Serra Mesa/Mission Valley Trail Connection through Ruffin Canyon, a project of the San Diego River Conservancy and State Coastal Conservancy as a segment of the Tributary Canyons Project, formally known as the "Rim to Rim" Trail Project. Jack replied that the money for the project had been moved to another project and that this project was in limbo due to lack of funding. If the project is revived it will need to go through the normal community and City Council meeting/hearing process.

4. Subcommittee Reports

a. Design Advisory Board

Randall Dolph reported on the June 3, 2013 DAB Meeting.

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Paul Brown, Steve Kiss, Jerry Shonkwiler, Dottie Surdi, Bruce Warren, and Randy Dolph. Applicant representatives from the Camino Del Rio Project included Josh Vasbinder, Bob Brittingham, and Jon Hellinga. Guests included Karen Ruggels.

Camino Del Rio Project – Informational Item

Josh Vasbinder with the Dinerstein Companies introduced Bob Brittingham and John Hellinga and provided the DAB with an overview of the development. The Camino del Rio project site is located at 730 Camino del Rio North on the old Bob Baker site. The proposed project would involve demolition of the existing structure and surface parking and construct a mixed-use, transit-oriented development consisting of residential, retail, and live/work units that wrap-around a parking structure. Access to the project site occurs via a new driveway off Camino del Arroyo and via Camino del Rio North. Selected components of the presentation included:

- 291 Residential for-rent units, consisting of studios to 2-bedroom units in 4-5 story buildings.
- 18 Live/work units totaling approximately 9,000 square feet of work space.
- 4,000 square feet of retail commercial space.
- Parking is provided in a 5-story above-ground parking structure with 570 parking stalls and 68 surface stalls, for a total of 638 parking stalls (578 required). The parking structure is naturally ventilated. Traffic generated by the development is proposed to be within the existing allocated ADTs.
- Since the 5.38 acre site lies in the 100-year flood plain, fill material will be imported to elevate the site.
- The development is proposed to be consistent with the existing zoning (mixed use).
- The project will seek a minimum certification of LEED silver.
- The proposed schedule includes submission to the City during the first week in September, with an estimated construction start in the first quarter 2015 and completion targeted toward the end of 2016.

Questions, comments, and discussion from the board included:

- Massing, bulk, and request to provide additional articulation.
- Noise related to the proximity to I-8 freeway.
- Parking for the restaurant.
- Orientation of pool, and request to provide shadow studies.
- Trash/refuse/recyclable logistics.
- Location of mechanical units.
- Selection of building materials.
- Way-finding and signage.

Since this project was presented for information only, the board took no formal action, and thanked the team for the presentation.

The meeting was adjourned at 4:40 P.M., with the next meeting tentatively scheduled for Monday, July 1, 2013.

b. Stadium Committee

Randall Dolph had no report.

c. San Diego River Coalition

Alan Grant reported that the last meeting included a presentation on the Union Tribune Project. An agenda for the June 21, 2013 meeting has not been published.

d. Community Planners Committee (CPC)

Dottie Surdi reported that she had attended the latest meeting and will distribute minutes when available

e. Parks Subcommittee

Jason Broad's report is included in the Civita Park section of these minutes.

- f. [Uptown Regional Bike Corridor Advisory Group](#)
Brittany Ruggels reported that a meeting has been called for June.
- g. [Public Health, Safety and Welfare](#)
Elizabeth Leventhal reported on:
 1. The 100,000 Homes Campaign Boot Camp Training designed to teach how to create a by-name registry of homeless people in the community, line up the supply of housing and service resources needed to house them, and build an unstoppable local team.

This Boot Camp will focus on using a local Registry Week to set a trajectory to end homelessness. This training will provide strategies, videos and lots of tools. It is June 10 & 11, 2013 from 8:30am to 5:00pm at the USC School of Social Work (satellite campus in Irvine): 2300 Michelson Drive Irvine, CA 92612

2. Homelessness Analytics Initiative

The Initiative indicates that the number of un-Sheltered Homeless has gone up from 2006-2012 (visible population we see now in Mission Valley). For more information <http://www.homelessnessanalytics.org/map/>. Click Link for Full PDF Report at bottom for San Diego statistics.

4. Miscellaneous Mail

There was no miscellaneous mail.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:40 p.m. The next meeting will be on Wednesday, July 10, 2013 at 12:00 p.m. at the Mission Valley Library, Community Room.

Brittany Ruggels, Secretary