

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

April 01, 2015

MEMBERS PRESENT

Steve Abbo
Deborah Bossmeyer
Jason Broad
Paul Brown
John Carson
Bob Cummings
Perry Dealy
Robert Doherty
Randall Dolph
Alan Grant
Matthew Guillory
Derek Hulse
Rob Hutsel
John LaRaia
Elizabeth Leventhal
John Nugent
Karen Ruggels
Marco Sessa
Dottie Surdi
Josh Weiselberg

MEMBERS ABSENT

Andrew Michajlenko
Jim Penner
Alex Plishner
Rick Tarbell

FEDERAL REP'S STAFF

STATE STAFF

CITY STAFF

Sal Castillo
Julio DeGuzman
Nancy Graham
Racquel Vaquez
Ryley Webb

GUESTS

Saad Attisha
Alex Bolonesi
Liz Davis
Michael Edwards
Robert Faudoa
Erich Flessner
Wilma Goodness
Kathy Lippitt
Khoa Nguyen
Justine Nielsen
Phil Rath
Lori Rulon
Mary Sheppard
Matt Sibert
Ray Taylor

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: 20 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Marco Sessa 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 March 04, 2015 regular meeting. Paul Brown seconded the motion. Minutes were approved 17 – 0 – 3 with Jason Broad, Matthew Guillory and Karen Ruggels 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:

- One Paseo Project and integrity of City planning process
- Need to quickly update Mission Valley Community plan
- Removal/storage of Unattended Property to Girls Think Tank Transitional Storage Center
- Next meeting of North City Prevention Coalition is April 9, 2015
- Concerns about the Friars Road repaving, timing of stripping, creation of bike lanes and safety of bike lanes transitions

F. MEMBERSHIP BUSINESS

John Nugent reported that progress is being made on revising the MVPG By-laws and the draft revisions should be available for review at the next meeting. Once the MVPG approves the revised MVPG By-laws they are submitted to the San Diego City Council for final approval.

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. No report

2. Fire Department – No report.

I. GOVERNMENTAL STAFF REPORTS

1. Mayor’s Office

Anthony George was not present. No report

2. City Attorney’s office

Julio DeGuzman reviewed the criminal responsibilities of the City Attorney’s office.

More information can be found at:

<http://www.sandiego.gov/cityattorney/divisions/index.shtml>

3. Council Office-District 7- Councilmember Scott Sherman

Ryley Webb reported on:

- State of neighborhood meetings
- 2016 City budget due out in April, office has submitted a number of projects to be funded, many related to traffic
- The Councilmember today released visuals and funding options for a new multi-use stadium project for the 166-acre Mission Valley stadium site that includes residential, commercial, and retail properties centered around a new riverfront park space.

3. City Planning Update-Nancy Graham

Nancy reported:

- A new version (March 2015) of the proposed City Climate Action Plan is on the website for review and comments
- Environmental review is nearing completion for Franklin Ridge Road/Phyllis Place
- Mission Valley Community Plan update kickoff will be scheduled once City Council approves contracts for consultants

4. State Representatives

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

Katelyn Hailey was not present-no report

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.

5. Federal Representatives

a. Congresswoman Susan Davis' Office

Armita Pedramrazi distributed the latest Davis dispatch and reported on:

- Funding National Institutes of Health
- The Drinking Water Facility in South County
- The 2015 Congressional Art Competition
- The results of the Student Financial Aid workshop

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

b. Congressman Scott Peters' Office –

Sarah Czarrecki was not present. No report.

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

J. NEW BUSINESS

1. Agenda Item J-1- Rock 'n' Roll Marathon and ½ Marathon Routes –

Liz Davis reported on the May 31, 2015 Rock 'n' Roll Marathon and ½ Marathon and distributed map and road closure information.

The route will be the same as 2014:

- Finish line will be at Petco Park
- Southbound SR-163 will remain open on race day
- Northbound SR-163 will be closed between downtown and Friars Rd until 1:00
- Eastbound Friar's Rd will be closed between Napa St and SR-163 from 5:00am - 12pm,

Further information and route maps can be found at:

<http://runrocknroll.competitor.com/san-diego>

2. Agenda Item J-2. CUP- Chevron Station at 2290 Camino Del Rio N.-

Proposed Draft Motion:

Recommend a Conditional Use Permit (CUP) for a Type 21 ABC license for sale of Alcohol Beverages for offsite consumption at an existing mini mart at the Chevron Gas station at 2290 Camino Del Rio N.

Robert Faudoa from Gary Engineering presented an overview of the project and distributed site/building sketches.

Discussion/Questions/Comments

- The existing service bays will be closed and the existing food mart will be expanded and alcohol/liquor added.
- Why the request for a type 21 ABC license over a type 20?
- The number of other ABC licenses in the area?
- The number of other ABC licenses in area at gas station food marts?
- The number of panhandlers in the area.
- Concern that take-out liquor sales will be too close to Discovery Center Park
- The simplicity/blandness of the exterior building design
- No landscaping design/plan submitted
- The environmental report/need for a report is still open
- San Diego Police Department-Vice has not issued a report yet
- Public improvements are required for pedestrian activity and ADA compliance
- Will there be an increase in traffic?
- At August 2014 MVPG meeting the Board recommended a conditional use permit for a new (Type 20) beer and wine ABC license at Hazard Center Auto Mart, 7698 Friars Road in San Diego with the conditions that the project return to update the MVPG on the substantial conformance review of the modernization phase of the project and that the project does not conflict with the revisions to HWY 163 and Friars Road—since Gary Engineering represented that project there were questions/discussion about a status update of this project.

Marco Sessa moved to table any recommendations on the Conditional Use Permit (CUP) for a Type 21 ABC license for sale of Alcohol Beverages for offsite consumption at an existing mini mart at the Chevron Gas station at 2290 Camino Del Rio N. until (1) the applicant receives/fulfills all of the City of San Diego cycle comments, (2) addresses any mitigation measures required by an environmental

impact report or the pedestrian activity/public improvement issues and (3) the exterior design of the building is reviewed and a property landscaping plan is developed. Perry Dealy seconded the motion. Motion was approved 19 – 1 – 0 with Deborah Bossmeyer, Jason Broad, Paul Brown, John Carson, Bob Cummings, Perry Dealy, Robert Doherty, Randall Dolph, Alan Grant, Matthew Guillory, Derek Hulse, Rob Hutsel, John LaRaia, Elizabeth Leventhal, John Nugent, Karen Ruggels, Marco Sessa, Dottie Surdi and Josh Weiselberg voting yes and Steve Abbo voting no.

3. Agenda Item J-3. Sewer GJ 839 Project on Camino Del Rio North-Salvador Castillo-

Salvador Catillo presented an overview of the project. The project will install 761 linear feet of new 8 inch diameter sewer pipe in Camino Del Rio North on Mission Valley. This new sewer pipes will replace the old deteriorating cast iron sewer pipes that are going under Interstate 8. The project is estimated to begin in November 2015

This project will also include the installation of pedestrian curb ramps and resurface streets impacted by the project with slurry seal, asphalt or overlay.

Discussion/Questions/Comments

- Coordination of project with street closure moratoriums due to holiday traffic
- Coordination of other utility projects that may need to open up the street so that opening/repair and paving of street in minimized
- Coordination with private construction projects that may need to open up the street so that opening/repair and paving of street in minimized new.
- At end of project the entire street will be repaved

4. Agenda Item J-4. Medical Marijuana Consumer Cooperative (MMCC) CUP/SDP Application at 3703 Camino Del Rio S. Project No. 378883-The Healing Center-

Draft motion: Recommend a Conditional Use & Site Development Permit for a Medical Marijuana Consumer Cooperative (MMCC), known as the Healing Center MMCC, to operate in a 400 square foot suite within an existing 26,000 square foot, two-story building located at 3703 Camino Del Rio South.

Phil Rath reviewed the project and distributed the latest City Cycle report for the project:

Discussion/Questions/Comments

- A site development permit (SDP) is required due to estimated traffic in excess of Threshold 1 of the Mission Valley community plan by 16 average daily trips.
- MMCC is not open to the public, it is a membership coop and individuals requesting admittance will be screened for membership in the coop by security staff prior to admittance.
- The conditional use permit is for 5 years

- The current Mission Valley Community Plan encourages the development and opening of schools in the Mission Valley, once the MMCC is approved and opened a school could locate within 1000 ft of the MMCC.
- The granting of a 5 year CUP may adversely impact the flexibility in updating the Mission Valley Community Plan.
- A site/land use map was discussed indicating some of the occupants of properties in the area, including: San Diego Community College District offices, YMCA childcare resources, San Diego County Alcohol, Drug and Mental Health administration and services for children, youth, family, adults and the elderly. While the occupants are beyond the 1000 ft requirement of the ordinance some are close to the 1000 ft. mark.
- When the remaining conditions from the City cycle report are completed the project will be in compliance with the land use ordinances as established by the San Diego City Council
- The social policies regarding medical marijuana were debated and decided by the San Diego City Council in establishing the land use ordinances
- The role of the MVPG is to provide a recommendation based on land use issues.

Jason Broad moved to recommend a Conditional Use & Site Development Permit for a Medical Marijuana Consumer Cooperative (MMCC), known as the Healing Center MMCC, to operate in a 400 square foot suite within an existing 26,000 square foot, two-story building located at 3703 Camino Del Rio South upon all conditions of the applicable City ordinances being met. Peary Dealy seconded the motion. Motion was approved 17 – 3 – 0 with Steve Abbo, Deborah Bossmeyer, Jason Broad, Paul Brown, Bob Cummings, Perry Dealy, Robert Doherty, Alan Grant, Matthew Guillory, Derek Hulse, Rob Hutsel, John LaRaia, John Nugent, Karen Ruggels, Marco Sessa, Dottie Surdi and Josh Weiselberg voting yes, John Carson, Randall Dolph and Elizabeth Leventhal voting no.

K. OLD BUSINESS

1. Subcommittee Reports:

A. Standing Committees:

1) Design Advisory Board – Randy Dolph

The committee did not meet so there was no report.

2) Mission Valley Community Plan Update-John Nugent

The committee did not meet so there was no report.

John asked community members interested in serving on the committee to sign the interest sheet next to the sign in sheets.

John reported that community members will not be named to the committee until after the “kickoff”.

B. Ad Hoc Committees

1) Parks – Jason Broad

The committee did not meet so there was no report

2) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal reported on the closing of the 2 temporary homeless shelter tents - the Winter Tent and Veterans Village tent both operated by the Alpha Project and the opening of a year-around, interim shelter run by St Vincent de Paul.

3) Riverwalk-John Nugent

John Nugent reported that the subcommittee is waiting for some project organizational issues to be completed prior to a meeting being called.

The purpose of the subcommittee is to monitor the plans for development and offer advice to the developers, assure that the development plans are consistent with the Mission Valley Community Plan, meets the land use and environmental standards, rules and regulations established by City, State and Federal governments and advise on mitigation's the development may have to make to offset some of the additional traffic, noise, environmental, water control or other issues that may surface in planning the project.

John asked community members interested in serving on the subcommittee to sign the interest sheet next to the sign in sheets.

2. Community Reports

1. San Diego River Coalition

Allan Grant reported that the March meeting was cancelled. The agenda for the April meeting includes guidelines for accessing prop 1 funds. The committee meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library.

3. Community Planning Chairs Meeting –

Dottie Surdi reported that the minutes of the last meeting will be sent out when approved.

4. Miscellaneous Mail

There were no items

5. Miscellaneous Items

There were no items

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:30 P.M.

The next regular meeting will be on Wednesday May 06, 2015 at 12:00 p.m. at the Mission Valley Library, Community Room.

John Nugent, Secretary