

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

**November 04, 2015**

**MEMBERS PRESENT**

Steve Abbo  
Deborah Bossmeyer  
Paul Brown  
Bob Cummings  
Perry Dealy  
Randall Dolph  
Alan Grant  
Rob Hutsel  
John Laraia  
David Norvell  
John Nugent  
Jim Penner  
Alex Plishner  
Marco Sessa  
Rick Tarbell  
Josh Weiselberg

**MEMBERS ABSENT**

Robert Doherty  
Matthew Guillory  
Derek Hulse  
Elizabeth Leventhal  
Andrew Michajlenko  
Keith Pittsford  
Dottie Surdi

**FEDERAL REP'S STAFF**

Mark Zambon

**STATE STAFF**

Katelyn Hailey  
Jason Weisz

**SANDAG**

Stephan Vance

**CITY STAFF**

Tom Bostedt  
Julio DeGuzman  
Jericho Gallardo  
Anthony George  
Nancy Graham  
Liz Saidkhanian

**GUESTS**

Alex Bolones  
Kirk Bradbury  
Media Fettinger  
Naomi Grant Hartley  
Pat Grant  
John Hartley  
Jim Haughey  
Cami Hurd  
Richard Hurd  
Richard Ledford  
Julie Menas  
Tony Pauker  
Glen Schmidt  
Nate Smith  
Ryan White  
Ken Williams  
Ira Zeichner  
Renee Zeichner

John Nugent, Secretary, 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: 14 members were present, constituting a quorum.

**B. PLEDGE OF ALLEGIANCE –**

Deborah Bossmeyer led the Pledge of Allegiance.

**C. INTRODUCTIONS / OPENING REMARKS**

John Nugent welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

Guests introduced themselves.

#### **D. APPROVAL OF MINUTES**

**Alan Grant** moved to approve the minutes of the October 07, 2015 regular meeting. **David Norvell** seconded the motion. Minutes were approved 13 –0 – 1 with **Steve Abbo, Deborah Bossmeyer Paul Brown, Bob Cummings, Randall Dolph, Alan Grant, Rob Hutsel, David Norvell, John Nugent, Jim Penner, Marco Sessa, Rick Tarbell, Josh Weiselberg** voting yes, and **Alex Plishner** 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 and approved July 2015

The following topics were addressed:

- Clean Elections Initiative. [www.sdcleanelections.org](http://www.sdcleanelections.org)
- Narrow parking spaces at Westfield mall, especially around Target

#### **F. MEMBERSHIP BUSINESS**

John Nugent reported that there is an open MVPG Board position as a “Resident” with a term expiring in March of 2016.

John reported that there is a community member position open on the Community Planning Update subcommittee.

John reminded those in attendance of the March 2016 MVPG election.

#### **G. TREASURER’S REPORT**

Bob Doherty was not present but sent in report that the balance is \$1,357.06.

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

**1. Police Department** – Officer Adam McElroy/Officer Tom Bostedt  
Officer McElroy was not present. No report

Officer Tom Bostedt, from the Eastern Division introduced himself as the new SDPD Eastern Division Community Relations Officer.

His contact information is:

Phone:858-495-7919

Email: [tbostedt@pd.sandiego.gov](mailto:tbostedt@pd.sandiego.gov)

Officer Bostedt reported on:

- Quick site-partnership with merchants where their security/loss compliance personnel complete paper work on thefts or other infractions and then the SDPD arrives to either write a formal citation or transport the individual to jail.

- Active participation with Homeless Enforcement and Homeless Outreach Team
- Proposal to provide “gates” at entrances to streets that flood on a regular basis so SDPD resources don’t have to babysit the entrances to flood streets.

2. Fire Department – No report.

## **I. GOVERNMENTAL STAFF REPORTS**

### 1. Mayor’s Office

Anthony George reported on:

- Idea1 <http://www.ideadistrictsd.com/idea1/>
- Opening of MV Fire Station, moving of Hazmat team to location
- Closing of Public libraries during holidays, including Veterans day-check schedules

### 2. City Attorney’s office

Julio DeGuzman reported on the need for police reports to be filed in order for prosecutors to file charges.

More information on office can be found at:

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

John Nugent turned the meeting over to Perry Dealy, Vice Chair.

### 3. Council Office-District 7- Councilmember Scott Sherman

Liz Saidkhanian reported:

On Monday, the Councilmember the Ribbon Cutting Ceremony for Fire Station 45. The fire station officially opened on October 28 and during its first 4 days in operation they received over 50 service calls. The office is currently working with the SDFD to see if they will be interested in hosting an open house for the community.

The Councilmember is pleased to team up with the SD Opera to launce the “My Voice Program” to introduce students to the World of Opera. Students who attend a school within the city of San Diego and who are in grades 6-12 may apply to participate in the program. Two students from each Council District will be awarded a subscription package the Opera’s subscription series which will also include special behind the scenes opportunities. More information can be found here:

<http://www.sdopera.org/education/myvoice>.

Mission Trails Regional Park will be kicking off the 5-Peak Challenge this week. The challenges involves hiking to the summit of all five peaks in any order and within your own timeframe. This will provide you the opportunity to discover all the less-visited areas of the park. After completing the 5-Peak Challenge, participates will receive a certificate and special prize. For more information visit:

[http://www.mtrp.org/five\\_peaks01](http://www.mtrp.org/five_peaks01).

The office has met regarding the proposal to provide “gates” at entrances to streets that flood on a regular basis so SDPD resources don’t have to babysit the entrances to flood streets and has some leads on money..

### 3. City Planning Update-Nancy Graham

Nancy Graham reported on the Mission Valley Community Plan Update Community Workshop that was held on October 29, 2015. The workshop focused on securing community ideas and feedback on developing an overall vision and guiding principles to guide the community plan.

#### Discussion/Questions/Comments:

- Status of Franklin Ridge Road (Phyllis Place) EIR-

### 4. State Representatives

a. Senate Member’s Office – Sen. Marty Block from the 39<sup>th</sup> Senate District 1. Katelyn Hailey was present. She reported on:

- El Nino preparations
- Look into flood insurance
- Sen. Marty Block’s bill to research how to capture rain water for reuse

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.

c. Assembly Member’s Office- Toni G. Atkins/ Speaker of the Assembly/78th Assembly District.

Jason Weisz distributed The Toni Times and reported on:

- CA Competes Tax Credit Program  
<http://business.ca.gov/Programs/CaliforniaCompetesTaxCredit.aspx>
- Open enrollment for Covered CA

More information can be found at: <http://asmdc.org/speaker>

### 5. Federal Representatives

a. Congresswoman Susan Davis’ Office

Mark Zambon was present and distributed The Davis Dispatch.

Mark reported on the two upcoming events:

- College Affordability Forum
- El Nino: What does it mean for us?

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**

### **Agenda Item J-1 South Mission Valley Trunk Sewer Accelerated Project- Jericho Gallardo.**

Jericho Gallardo, Project Manager reviewed the South Mission Valley Trunk Sewer Accelerated Project. The project is part of the City's overall improvement program implemented to provide a safe and reliable sewer system for San Diego. The existing trunk sewers were originally installed in the late 1940's.

This project is located in the Mission Valley Community Area adjacent to I-8 Freeway at Texas St. The sewer improvements consist of installing approximately 49 linear feet of 21-inch sleeve pipeline and rehabilitation of approximately 1,565 linear feet of existing 21-inch & 24-inch pipeline. There will be a new sleeve (flexible pipe) inserted into the existing pipe via the existing manholes. When each segment is being sleeved an above ground sewer by-pass will be in place. No new trenching will be needed.

The work will occur between 10:00 pm and 5:00 am. The estimated construction time is 30-60 days. There may be road and exit closures from I-8 during construction hours.

#### Anticipated Project Schedule

Completion of Project Design: November 2015

Construction: July 2016 through September 2016

The project's planning, design, and construction budget is approximately \$ 1,000,000.00

#### **Discussion/Questions/Comments:**

- Process for By-pass line during construction
- Contingency if a problem develops and street/exit cannot be reopened in time for rush hour
- Securing sewer by-pass line during construction to prevent leaks or spills into SD River

### **Agenda Item J-2 – San Diego River Trail from the Mission Valley Library through the Qualcomm stadium site.**

Draft motion: Recommend support for the development, by the San Diego Association of Governments, of the San Diego River Trail from the Mission Valley Library through the Qualcomm stadium site.

Stephan Vance from SANDAG reviewed the proposed "temporary" San Diego River Park Trail from the Mission Valley Library through the Qualcomm stadium site, the "Qualcomm Stadium Alignment of the San Diego River Park Trail."

SANDAG funds are used when the property is not adjacent to a private development or private funds cannot be found for the section of the River Park Trail.

The timetable included:

- EIR/ Mitigated Negative Declaration-February 2016
- Design completed October 2016
- Construction completed late 2017

Discussion/Questions/Comments

- “temporary” until Qualcomm property is developed and a “park” is built in conformance to SD River Master Park Plan
- Can timetable be moved up

For further information:

[http://www.keepsandiegomoving.com/RegionalBikeProjects/SDRiverTrail\\_notices.aspx](http://www.keepsandiegomoving.com/RegionalBikeProjects/SDRiverTrail_notices.aspx)

**Marco Sessa moved to recommend support for the development, by the San Diego Association of Governments, of the San Diego River Trail from the Mission Valley Library through the Qualcom stadium site. Ron Hutsel seconded the motion. Motions was approved 16– 0 – 0 with Steve Abbo, Deborah Bossmeyer Paul Brown, Bob Cummings, Perry Dealy, Randall Dolph, Alan Grant, Rob Hutsel, John Laraia, David Norvell, John Nugent, Jim Penner, Alex Plishner, Marco Sessa, Rick Tarbell, Josh Weiselberg voting yes.**

### **Agenda Item J-3 – San Diego River Trail from the MV Sefton Field to OB Dog Beach**

Ron Hutsel from San Diego River Park Foundation introduced the topic and explained the grant funding received to improve this section of trail.

Rob introduced Glen Schmidt from Schmidt Design Group, Inc , the firm that has been retained by the San Diego River Park Foundation to prepare an enhancement plan/general development plan for the estuary segment of the SD River Trail (Mission Valley Sefton Field to Ocean Beach Dog Beach).

Glen presented the trail project and provided some the conceptual design alternatives for:

- An improved trail alignment that includes a pedestrian/running path width of approximately 2-4 feet on each side of the approximate 10 foot Asphalt Bike Lane. Pedestrian/running path- Asphalt Bike Lane-Pedestrian/running path
- Three sections for the trail. 1. OB Dog Park area = Coastal Dunes 2. Mid Section = Avian Alley 3. Sefton Field area = Murals
- Create River Trail Gateways as trail leaves Sefton Park and as it joins Bacon Street, and near Dog Beach
- Increase interpretive signage
- Install Wayfinding/Directional Signage
- Increase murals
- Identify areas for potential seating/benches

Discussion/Questions/Comments:

- The improved trail alignment is backwards, there should be a bike path on each side of the path and a 6 foot center made of materials for walking/running but not biking.
- Consider increased security/lighting on the “mural” section
- No indication of improved/increased access points for emergencies
- Purpose of murals when nature is already beautiful enough
- Where to go once arrived from OB to Sefton Field-Eventually the trail will cross SD River from Sefton Field to YMCA via a bike/pedestrian bridge (not part of this plan)

For more information:

[SDRiverTrail@schmidt-design.com](mailto:SDRiverTrail@schmidt-design.com)

[www.sandiegoriver.org/estuaryplan.html](http://www.sandiegoriver.org/estuaryplan.html)

**Agenda Item J-4 River Blitz/San Diego River Survey- Rob Hutsel–**

Rob Hutsel from San Diego River Park Foundation reviewed the October River Survey-Mission Valley Results

River Blitz-Field Survey

- April and October
- Skilled leader matched with community volunteers
- 20+ miles of River surveyed
- October 2008 initiated

RESULTS: Lower 20 Miles River

- 102,305 lbs. trash total
  - 28,630 lbs. active encampment (not including tents, etc.)
  - 48,125 lbs. inactive encampments
- 342 Data Sites
  - 37 active encampments (est. 150 – 200 people)
  - 82 inactive encampments
- 71,765 lbs. Mission Valley (70.15%)

MV Totals Segment

- MVP/Sefton-2695 lbs of trash
- PV Road-Qualcomm Way-3150 lbs
- Qualcomm way-I 15- 59,920 lbs
- I-15-SD Mission Road-6420lbs

MV Encampments by Segment

- MVP/Sefton-0
- FV Road-Qualcomm Way-3
- Qualcomm Way-I 15-17
- I 15 – SD Mission Rd-3

Trash Related to Homelessness

- 76,755 lbs/75.03%

#### Clean Sweep October 24<sup>th</sup>

- Thank You: Rubio's Fresh Mexican Grill, Debris Box/Debris Bin, San Diego Police Department, Urban Corps, I Love A Clean San Diego, Lorie Zapf, KUSI, Fashion Valley mall, City of Santee (City Hall), Emmanuel Faith Community Church, Escondido, CA, John Minto, Waste Management, Bridgepoint Education, San Diego County Sheriff's Department, Tri Canyon Rangers and 455 volunteers!

#### Our Goal= Trash Free River

- Clean Sweep-October 24<sup>th</sup>
- Results: 23,720 lbs removed
- Segment Update: MVP-All trash removed/FV- All trash removed/The Bend-in process

#### NEEDS AND NEXT STEPS

- Our Goal = Trash Free River
- City PUD Lands
- Caltrans – Especially under 805
- Continued regular cleanups and assessments
- Continue to partner with landowners
- Work on long-term strategy for Homelessness

#### Discussion/Questions/Comments:

- Long term strategy on Homeless-partnership with Alpha Project/work with HOT team

#### For more information:

<http://www.imrivers.org/sandiego/>  
[http://sandiegoriver.org/online\\_info\\_center.html](http://sandiegoriver.org/online_info_center.html)  
<http://sandiegoriver.org/index.html>

#### **Agenda Item J-5-- San Diego Mission Road Townhomes- Tony Pauker**

Tony Pauker from ColRich, City Ventures, LLC provided an update on the San Diego Mission Road Townhomes, a project to develop 55 townhomes located at 10222-10396 San Diego Mission Road at the intersection of Rancho Mission Rd. at the intersection of Rancho Mission Rd..

#### Discussion/Questions/Comments

- Amount of parking, especially guest parking
- Trolley Access
- ADA compliance
- Request for project to be reviewed by the MVPG Design Advisory Board.

Further information: Tony Pauker at [tonyp@colrich.com](mailto:tonyp@colrich.com)

#### **K. OLD BUSINESS**



## **1. Subcommittee Reports:**

### **A. Standing Committees:**

#### 1) Design Advisory Board – Randy Dolph

Randy reported on the meeting that was held on November 02, 2015 to further review the 6950, 7020 and 7050 Friars Road Project.

Randy reviewed the highlights from the meeting.. The minutes of the meeting follow these MVPG minutes (see below).

Discussion/Questions/Comments:

- What action needs to be taken by MVPG to request that the Development Impact Fees (DIF) be distributed to Mission Valley
- Why is the project exempt from a Linda Vista Plan Amendment?
- Parking-never enough

The next meeting is set for Monday November 30, 2015 at 3:30 p.m. at the Mission Valley Library.

#### 2) Mission Valley Community Plan Update-John Nugent

The Community Plan Update Subcommittee (CPUS) is a standing subcommittee of the Mission Valley Planning Group,

A meeting was held on October 09, 2015. The minutes of the meeting follow these MVPG minutes (see below).

The CPUS committee meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library.

For more information please visit the CPUS website at:

<http://www.sandiego.gov/planning/community/cpu/missionvalley/>

### **B. Ad Hoc Committees**

#### 1) Parks – Rob Hutsel

Rob Hutsel asked that individuals interested on serving on the committee contact him.

#### 2) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal was not present. No report

#### 3) Riverwalk-John Nugent

The committee did not meet. No report.

## **2. Community Reports**

### 1. San Diego River Coalition

Alan Grant reported that the October meeting reviewed the preliminary work plan for the year.

The next meeting is November 20, 2015. The agenda will include finalizing the 2016 work plan.

The committee meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library.

More info at: <http://www.sandiegoriver.org>

**3. Community Planning Chairs Meeting –**

Dottie Surdi was not present. No report.

**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 1:40 P.M.

The next regular meeting will be on Wednesday December 02, 2015 at 12:00 p.m. at the Mission Valley Library, Community Room.

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John Nugent, Secretary

**Design Advisory Board (DAB) Standing Committee**

**MINUTES OF THE REGULAR MEETING OF THE DESIGN ADVISORY BOARD  
STANDING COMMITTEE**

November 3, 2015

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of November 2, 2015 DAB Meeting

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Paul Brown, Randy Dolph, and Paul Dugas. LGC Friars applicant representatives included Jeff Holbrook (Landcap Partners), Greg Mueller (Tucker Sadler), Dan Martgrana (Tucker Sadler) Randi Coppersmith (Latitude 33), Pat Caughey (WYAC), and Debbie Dorsee (The Dorsee Company). Guests included John Nugent.

6950, 7020, 7050 Friars Road – Informational Item

This project is located in the Linda Vista community plan, but impacts Mission Valley. The project was previously presented to the MVPG last month. Randy Dolph suggested that the applicant consider attending the DAB due to the visual prominence of this project in Mission Valley.

Greg Mueller introduced the team and provided an overview of the project. The site currently consists of three existing office buildings that will be demolished and replaced with an apartment building, a condominium building, and a parking structure podium. The project is proposed to stay within the existing development footprint. Selected highlights from the presentation included the following:

- The project site covers 5.43 acres.
- The discretionary action for the project is expected to be a Process 4 project with a PDP, SDP, and is expected to have a mitigated negative declaration (MND).
- The 8-story, 101' tall apartment building houses 249 apartments, consists of a mix of 1, 2, and 3 bedroom units.
- The 9-story, 130' tall condominium building includes 70 for-sale units.
- The parking structure podium is proposed to have 573 stalls, equating to an average of 1.7 parking stalls per residential unit (as part of a transit-oriented development). Around the perimeter of the parking structure, a cable rail system is proposed for both visual transparency and to allow natural ventilation, rather than a more typical spandrel panel.
- Trees and screening landscape elements are proposed between Friars Road and the parking podium to both soften this edge and visually screen the parking.
- Low income units will not be provided in favor of contributing to the "In Lieu" fee.
- The project is seeking "LEED Silver" certification, including photovoltaic panels on the roof.
- The building materials proposed for the project include: floor-to-ceiling glass, metal, building panels (fabricated from either precast concrete, metal, and/or stucco).
- All mechanical equipment on the roof will be screened from public view.
- Fire truck and large moving truck access have been included internal to the project site.
- The design concept behind the massing of the development is to provide courtyard spaces between the buildings that are usable to residents.

Question, comments, and concerns discussed included:

- The DAB expressed concerns that not enough parking is provided, acknowledging that San Diego mass transit is not as robust as some other metropolitan areas.
- The DAB also expressed concern that the parking cable rail system (and landscaping if value engineered) may not provide sufficient screening from public view.
- Currently, many of the existing residential developments along the north side of Friars Road locate their dumpsters into the northern lane of Friars Road on trash day. The DAB expressed concern that this development may do the same, resulting in vehicular hazards.

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

The meeting was adjourned at 4:45 P.M., with the next regularly meeting tentatively scheduled for Monday, November 30, 2015.

### **The Community Plan Update Subcommittee (CPUS)**

#### **MINUTES OF THE REGULAR MEETING OF THE MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE**

October 09, 2015

##### **Members Present:**

Deborah Bossmeyer, Paul Brown, Perry Dealy, Terrence Fox, Alan Grant, Ryan Holborn, Rob Hutsel, Richard Ledford, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Patrick Pierce, Michael Richter, Karen Ruggels, Rebecca Sappenfield, Marco Sessa, Nate Smith, Dottie Surdi, Karen Tournaire

##### **Members Absent:**

Derek Hulse, John Schneidmiller, Rick Tarbell,

##### **San Diego City Planning Staff and Consultants present:**

City: Nancy Graham, Tara Lieberman,  
Dyett and Bhatia: Kate Didech, Peter Winch

##### **Governmental Staff:**

Liz Saidkhanian (Councilman Scott Sherman's office)

##### **Others in attendance:**

David Norvell, Margie Roehm, Dan Smith

#### **A. CALL TO ORDER**

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:04 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

#### **B. EXISTING CONDITIONS AND PHYSICAL CONSTRAINTS**

Nancy introduced the scope of the meeting and introduced the consultants from Dyett and Bhatia, Kate Didech and Peter Winch

Nancy turned the meeting over to Peter Winch. Peter and Kate reviewed a number of power point slides relating to current and proposed uses of land in the Mission Valley. These slides will be the basis for a "map atlas" that is being prepared for committee members. The slides will be posted on the committee website:  
<http://www.sandiego.gov/planning/community/cpu/missionvalley/> or  
<http://tiny.cc/7h3gzx>

Nancy Graham reviewed the potential topics for future committee meetings.

Nancy invited all members to the public workshop for the MV Community Plan Update on October 29, 2016 at 6:00 p.m. at Mission Valley Library

C. ADJOURNMENT: The meeting adjourned at 4:20 P.M.  
Next Regular Meeting Date – Friday, November 13, 2015 at the Mission Valley Library, Community Room.