



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 10, 2015 **REPORT NO.** PC-15-012

ATTENTION: Planning Commission, Agenda of February 19, 2015

SUBJECT: Initiation of an Amendment to the Atlas Specific Plan and Mission Valley Community Plan (Town & Country site)

OWNER: Hotel Circle Property, LLC

APPLICANT: LDD San Diego Management Inc.

SUMMARY

Issue(s) – Should the Planning Commission INITIATE an amendment to the Atlas Specific Plan and Mission Valley Community Plan? The initiation request is focused on the Town & Country site and includes revisions to land use from primarily hotel and convention to mixed-use transit oriented development including hotel, convention, and residential uses.

Staff Recommendation(s) – INITIATE the Atlas Specific Plan and Mission Valley Community Plan amendment process.

Community Planning Group Recommendation(s) – On January 7, 2015 the Mission Valley Community Planning Group voted 13-4-0 to recommend approval of the initiation.

Environmental Review – This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the specific plan and community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004.

Fiscal Impact – All associated processing costs would be paid by the applicant.

Code Enforcement Impact – In 2005, the Town and Country Hotel constructed a 120-car parking lot expansion on the north side of the property. The unauthorized construction of the parking lot resulted in fill material being placed in riparian and wetland habitats of the San Diego River. In conjunction with this proposed amendment and associated development, the applicant would be required to complete the following conditions of Site Development Permit No. 400602 (See Attachment 1) as adopted by City Council on February 20, 2013:

- Restore 0.61 acre of area that was impacted by temporary fill during the construction of the parking lot expansion.
- Restore 0.74 acre of riparian habitat to meet the 1:1 restoration requirement

- Enhance 1.48 acres of riparian habitat and include the removal of non-native plant species and revegetation with native plant species.
- Plant a 30-foot average coastal sage scrub buffer zone measured from the edge of the river bank to separate the new parking area from the riparian mitigation areas.
- Maintain and monitor all enhancement and revegetation areas for a minimum of five years.

Housing Impact – If initiated, the proposed amendment would analyze the potential impact of increasing residential development up to 840 multi-family dwelling units.

The initiation of a plan amendment does not confer adoption of a plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, nor is the City Council committed to adopt or deny the proposed amendment.

BACKGROUND

Setting

The proposed amendment site is a 39.4 acre property located at the northeast corner of the Hotel Circle North and Fashion Valley Road. The site includes the Town & Country Resort and Convention Center and the San Diego River transects the length of the site in the east to west direction. The site is located just south of Fashion Valley Mall and connects to the Fashion Valley Trolley Station by pedestrian bridge. The site is surrounded primarily by other commercial uses; the Union-Tribune is located to the east and the Riverwalk Golf Course to the west. Both of these adjacent properties are anticipated to be redeveloped in the future to allow for mixed-use developments as identified in the Mission Valley Community Plan. The Riverwalk Golf Course has a land use designation of Multi-Use allowing for mixed-use development with a new trolley station and is included in the Levi-Cushman Specific Plan. The Levi-Cushman Plan was initiated by the Planning Commission in 2014. A development project is currently in the discretionary review process on the Union-Tribune site to allow for retail, multi-family residential units, and open space including a multi-modal pathway along the River.

The land use designation for the site is Commercial Recreation with a portion of the site designated as Open Space along the San Diego River (Attachment 4); the site is included in the Atlas Specific Plan (Specific Plan). The Specific Plan, adopted in 1988, is one of the six specific plans within the Mission Valley Community Plan (Attachment 2). The Specific Plan includes seven non-contiguous sites under separate ownership that allow for a mixture of retail commercial, hotel and recreational uses within approximately 86-acres (Attachment 3). Three of the seven sites are located north of I-8 and the remaining four sites are located south of I-8 adjacent to the hillsides which form the southern boundary of Mission Valley. The sites are wholly within the Community Plan area.

The Specific Plan allows for a total of 2,300 hotel rooms, 229,000 SF of convention space, and allocated 18,400 Average Daily Trips (ADT) on the site. The Specific Plan contains design standards and guidelines, schematic site design recommendations, and establishes the San Diego River as the visual focus and spine for development. The Specific Plan identifies significant flood control and roadway infrastructure improvements to accommodate the increased traffic

associated with the development for all seven sites. The following summary highlights major recommendations and design guidelines for the proposed amendment site as identified in the Specific Plan:

Flooding

- Minimum 30 foot set back from floodway

Vehicular Access

- Intra-valley shuttle and airport shuttle service
- Reconfigure and widen Fashion Valley, Hotel Circle North, and I-8 on-ramp/off-ramp
- Provide Class 2 Bike Lanes on Fashion Valley and Hotel Circle North
- Provide 60% compact parking stalls (7 ½' x 15')

Ped/Bike Connectivity

- Install 8' parkway and 10' sidewalk on Fashion Valley Road and 6' parkway and 8' sidewalk on Hotel Circle North.
- 14 foot Ped/Bike multi-use trail along the River
- Improved Ped/Bike bridge to the Fashion Valley Trolley Station

River Adjacency & Development

- Outdoor restaurant and plaza that connects to the interior of the hotel
- Limited Parking Structure along River (no surface parking) or parking structures shall be screened by development.
- Alternatively, parking structures must be setback 30' from the River Corridor Area and provide a min. 30" height landscape plant buffer material along 80% of the parking length. Parking areas should not exceed 50% of the length of the lot frontage cumulatively along the River Corridor.
- 150 foot sensitive development area next to River Corridor
- One 24 inch box tree must be provided for every 30 feet of frontage along the River Corridor

Air Quality & Noise Adjacent to Freeway

- Parking areas shall be screen from view from Fashion Valley Road and Hotel Circle North by utilizing berms, plant material, and/or by depressing parking area.
- 30 foot setback for residential units along Fashion Valley & Hotel Circle

Proposed Amendment

The site currently has 953 hotel rooms and 200,000 SF of convention space. The proposed amendment would redesignate the land use designation from Commercial Recreation to Multi-Use to allow for multi-family residential development incorporated alongside the hotel and convention uses on site. The proposed amendment would analyze the potential addition of residential development up to 840 multi-family dwelling units; a reduction in hotel rooms from

953 down to 705 hotel rooms, and reduction of convention space from 200,000 SF to 140,000 SF.

The proposed amendment would incorporate the Specific Plan's pedestrian and bicycle circulation and parks and open space improvements including:

- Class 2 bike lanes along Fashion Valley and Hotel Circle North
- Pedestrian and bicycle connection through the site from Hotel Circle North to the San Diego River
- Pedestrian and bicycle pathway along the river that connects to the Union-Tribune site
- Public open space along the river that is activated by uses on site

Currently, all approved Specific Plans are exempt from the River Park Master Plan unless an amendment to a Specific Plan is proposed. The proposed amendment would incorporate current guidelines and policies from the San Diego River Park Master Plan in addressing visual and physical access to the River and design guidelines for development adjacent to the River.

DISCUSSION

This initiation request does not constitute an endorsement of the project proposal. Specific plans and community plans are components of the City's General Plan. The proposed amendment is anticipated to result in revisions to the Specific Plan and Community Plan, but would not necessitate text or mapping changes to the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with the initiation criteria contained in the General Plan. The Planning Department believes that all of the following initiation criteria can be met:

- (1) The amendment request appears to be consistent with the goals and policies of the General Plan and Mission Valley Community Plan and any community plan specific amendment criteria:**

The Community Plan's overarching goal is to encourage development in Mission Valley as an urban center that integrates residential, commercial, and service uses while respecting environmental constraints. Two key objectives of the Community Plan are to highlight the importance of the San Diego River and to incorporate the public transit system as an amenity for residents and visitors. The proposed amendment would meet these objectives by providing a connection to the Fashion Valley Transit Center, public open space, a continuous pedestrian and bicycle pathway at the river, and creating development that treats the river as an amenity.

The Community Plan encourages the multi-use designation to include a mixture of revenue-producing uses including retail, residential, and office, creation of central open space focal points, interconnectivity of pedestrian circulation network, and permanent linkages to public transit systems. The Community Plan recognizes that the multi-use designation is important for large parcels and redevelopable areas and identifies the need to provide substantial public improvements, infrastructure responsibilities, and financial obligations. The Community Plan sets guidelines for bulk, scale, and intensity for development.

The proposed amendment would introduce multi-family residential development on a site that contains commercial, recreational, and hotel uses. The proposed amendment would

establish parameters for site development that tie into a multi-modal circulation network by providing a pedestrian and bicycle bridge to the Fashion Valley Trolley Station, multi-modal pathway along the river, and Class 2 bike facilities along Fashion Valley Road and Hotel Circle North. The proposed amendment would also identify park and open space uses along the San Diego River and include specific provisions for revegetation and enhancement opportunities, plaza and open space to create a front door to the River, and connect to adjacent properties. The addition of residential development near public transit would be consistent with the goals and policies for transit-oriented development of the General Plan and Community Plan.

The proposed amendment would incorporate current public park space and development guidelines and policies to be consistent with the River Park Master Plan. The River Park Master Plan establishes a vision, principles and recommendations for areas near the San Diego River and identifies a 35 ft river corridor area and 200 ft sensitive development area adjacent to the River floodway.

(2) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation and site design.

The proposed amendment would provide additional public benefit to the community compared to the design identified in the Specific Plan (Attachment 5) through implementation of the guidelines and policies of the Community Plan and River Park Master Plan.

The Mission Valley Community Planning Group discussed the importance of infrastructure deficits in Mission Valley, particularly drainage and traffic, as well as addressing flooding concerns (See Attachment 6). The proposed amendment would need to address the following design criteria identified in the Community Plan and River Park Master Plan and demonstrate how the proposed amendment is meeting the public benefit identified below:

Development

1. New development should face the river and act as a “front door”.
2. Provide restaurants and lounges with outdoor dining (active uses) that visually and functionally connect the site’s development with the river corridor.
3. Provide a 30 foot landscaped buffer to limit noise and air pollution to guests and residents along Fashion Valley Road & Hotel Circle North.

Open Space

4. Provide views of the natural river habitat and activate the river with public spaces that are directly accessed from the river trail.
5. Create an unbroken, 14 foot wide multi-modal San Diego River Pathway connecting the river to existing and future open spaces and adjacent neighborhoods within the 35 foot buffer from the floodway.

6. Provide open space and population based park in addition to and outside of the required 2.83 acres habitat restoration area per code enforcement impact.
(Attachment 1)

Connectivity

7. Enhance pedestrian and bicycle linkages to the Fashion Valley Shopping Center and LRT Station.
8. Create development along the San Diego River that activates the pedestrian-oriented plaza and pathways.
9. Maximize opportunities for flood management and limit water pollution by increasing permeability and limiting surface parking.

The proposed amendment provides the opportunity for the site to be updated to reflect current guidelines and policies of the community including analyzing the possibility of incorporating additional open space opportunities to the San Diego River and LRT station.

The proposed amendment is consistent with the General Plan Housing Element policies that encourage higher residential densities being focused in the vicinity of major employment centers and transit service, and encourage the efficient use of remaining land available for residential development. The proposed amendment would provide 840 multi-family dwelling units in close proximity to Mission Valley's employment centers and MTS Trolley and bus service.

(3) Public facilities need to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

If initiated, the provision of public services and facilities shall be addressed as a component of the amendment process. The applicant would need to provide a full analysis of existing and future planned public services and facilities to ensure that facilities and services will be available to serve an increase in residential dwelling units. The public services and facilities analysis would include, but not limited to: water, wastewater, storm water, education, fire rescue, libraries, streets, parks, and recreation. Concurrent to Specific Plan and Community Plan amendment process, the Public Facilities Financing Plan will be amended if the amendment results in a demand for public facilities that is different from the adopted Community Plan and Public Facilities Financing Plan.

As outlined above, the proposed Specific Plan amendment meets all of the above criteria as described; therefore, Planning Department staff recommends that the Planning Commission initiate the amendment to the Specific Plan.

The following land use issues have been identified by Planning Department Staff. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the Specific Plan amendment review process:

Land Use

- Appropriate siting of residential development and recreational active and passive uses, including the provision of active recreation opportunities as part of the proposed parks.

Urban Design / Development and Regulatory Issues

- Consistency with the design criteria in the River Park Master Plan.
- Consistency with the design criteria in the Transit-Oriented Development Design Guidelines (adopted 1992).
- Development along the San Diego River that activates the open space.
- Enhancement of access and views to the San Diego River and the San Diego River Park.
- Compatibility of the proposed amendment with the General Plan Urban Design goals and policies related to horizontal and vertical mixed-use development and development adjacent to natural features.
- Appropriate implementation and phasing strategies.

Transportation

- Consistency with the site design criteria in the Specific Plan for pedestrian and bicycle connectivity.
- Comprehensive traffic study to evaluate traffic demand of the proposed mix of land uses to serve the site and assess traffic impacts of the proposed amendment in conjunction with surrounding approved developments.
- Transportation demand management program that includes shared parking strategies or car-share programs.
- Connectivity of pedestrian and bicycle facilities within the site to surrounding developments, across the river to provide north-south connectivity, and to existing and planned facilities.

Housing

- Incorporation of a range of unit types to provide for a variety of household sizes and household incomes.
- Affordable housing and workforce housing.

Public Services and Facilities

- Full analysis of the availability and provision of public services and facilities, including on-site location of public facilities, such as neighborhood parks and/or community parks, a fire station to serve the community, and others deemed necessary.

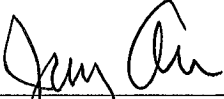
- Coordination with the San Diego Unified School District to address the need for public school facilities.
- Public Facilities Financing Plan Amendment if the amendment results in a demand for public facilities that is different from the adopted Community Plan and Public Facilities Financing Plan.

Environmental Issues


- Appropriate land use adjacency guidelines and restoration policies for sensitive vegetation communities within Multiple Habitat Planning Area (MHPA) designated lands identified within the site, consistent with the Multiple Species Conservation Program (MSCP) Subarea Plan.
- Appropriate boundaries and development regulations to guide the development of Federal Emergency Management Agency (FEMA) mapped floodplain running along the San Diego River.
- Incorporate sustainability features including, but not limited to addressing water, energy, and storm water.

Although Planning Department Staff believes that the proposed amendment meets the necessary criteria for initiation, staff would need to comprehensively review the applicant's proposal once it is submitted to the City. Therefore, by initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed Specific Plan and Community Plan amendment.

Respectfully submitted,



Jenny An
Associate Planner
Planning Department



Brian Schoenfisch
Program Manager
Planning Department

Attachments

1. Code Enforcement Site Plan
2. Mission Valley Community Plan Area
3. Atlas Specific Plan Sites
4. Mission Valley Community Land Use Map
5. Atlas Specific Plan – Schematic Site Plan
6. Mission Valley Community Planning Group – January Minutes
7. Proposed Amendment Conceptual Land Use Map (provided by applicant)
8. Ownership Disclosure Statement

**Legend**

- | | | |
|------------------------------------|-------------------------|---|
| Town Country Boundary | Enhancement Area | Public Access Easement for Future Trail |
| Multi-Habitat Planning Area (MHPA) | Enhancement Area (Fill) | Mitigation Buffer |
| PARCEL | Restoration (New) | |



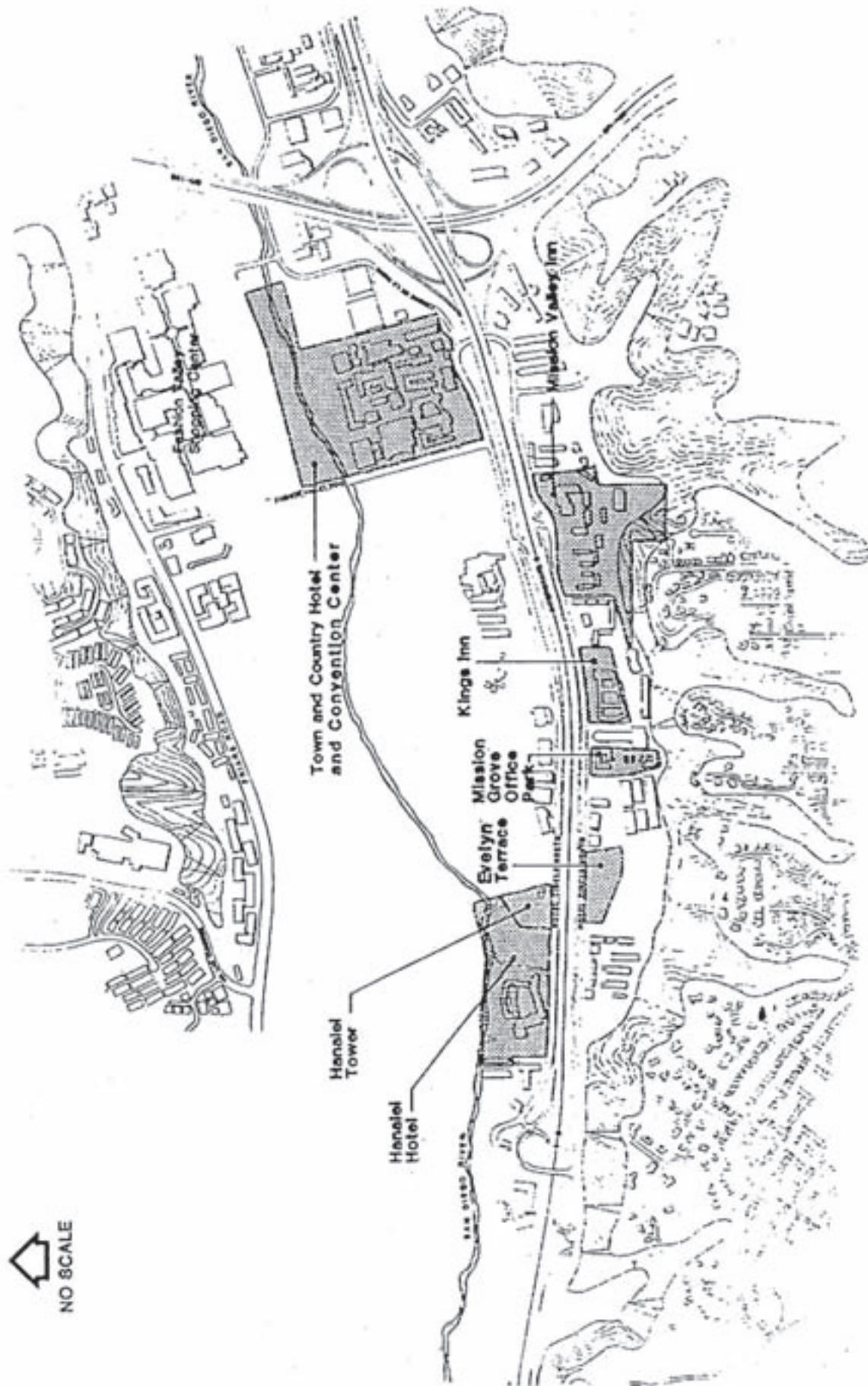
Location of Mitigation Areas

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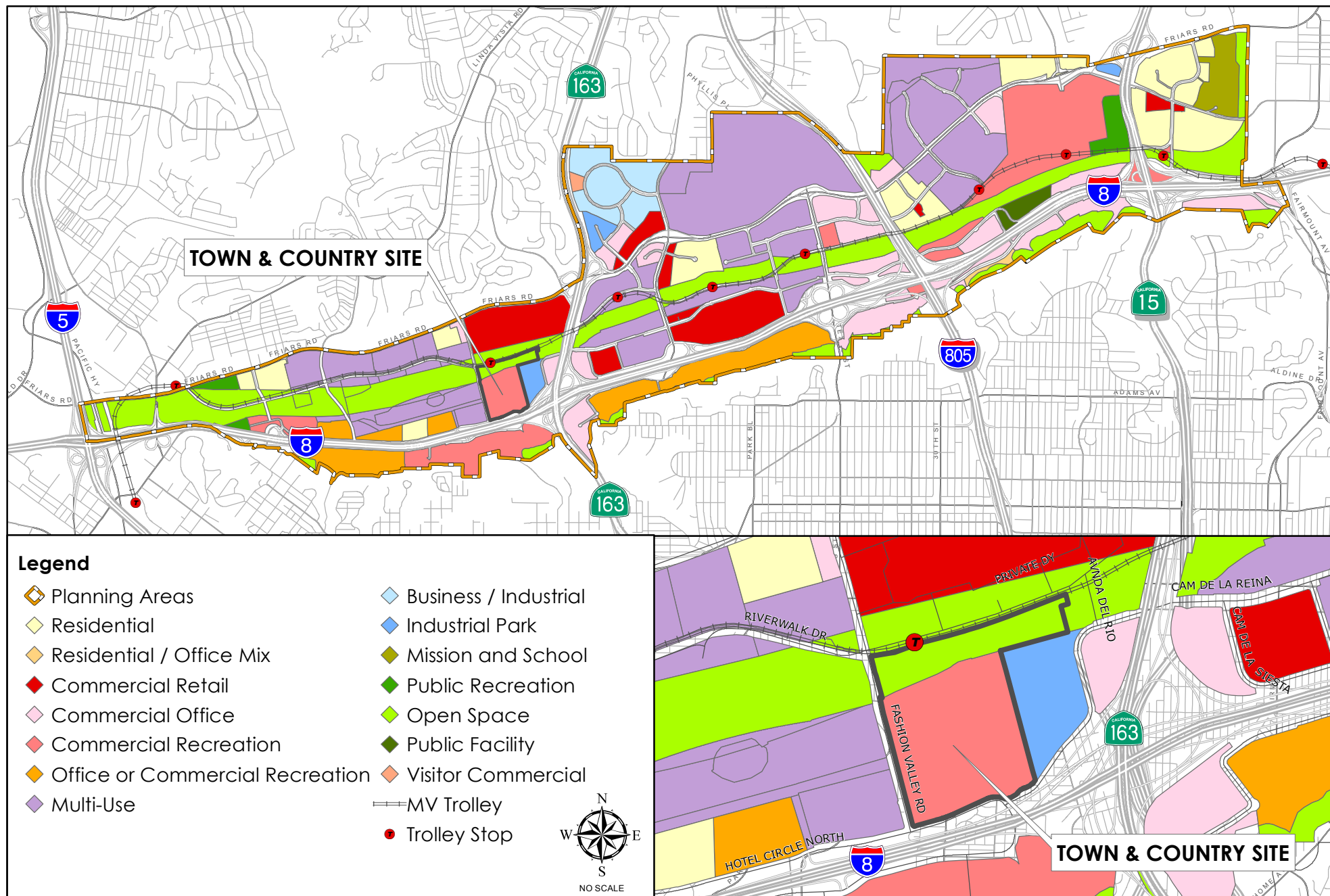
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2012 AERIAL





Site Locations	Atlas Specific Plan
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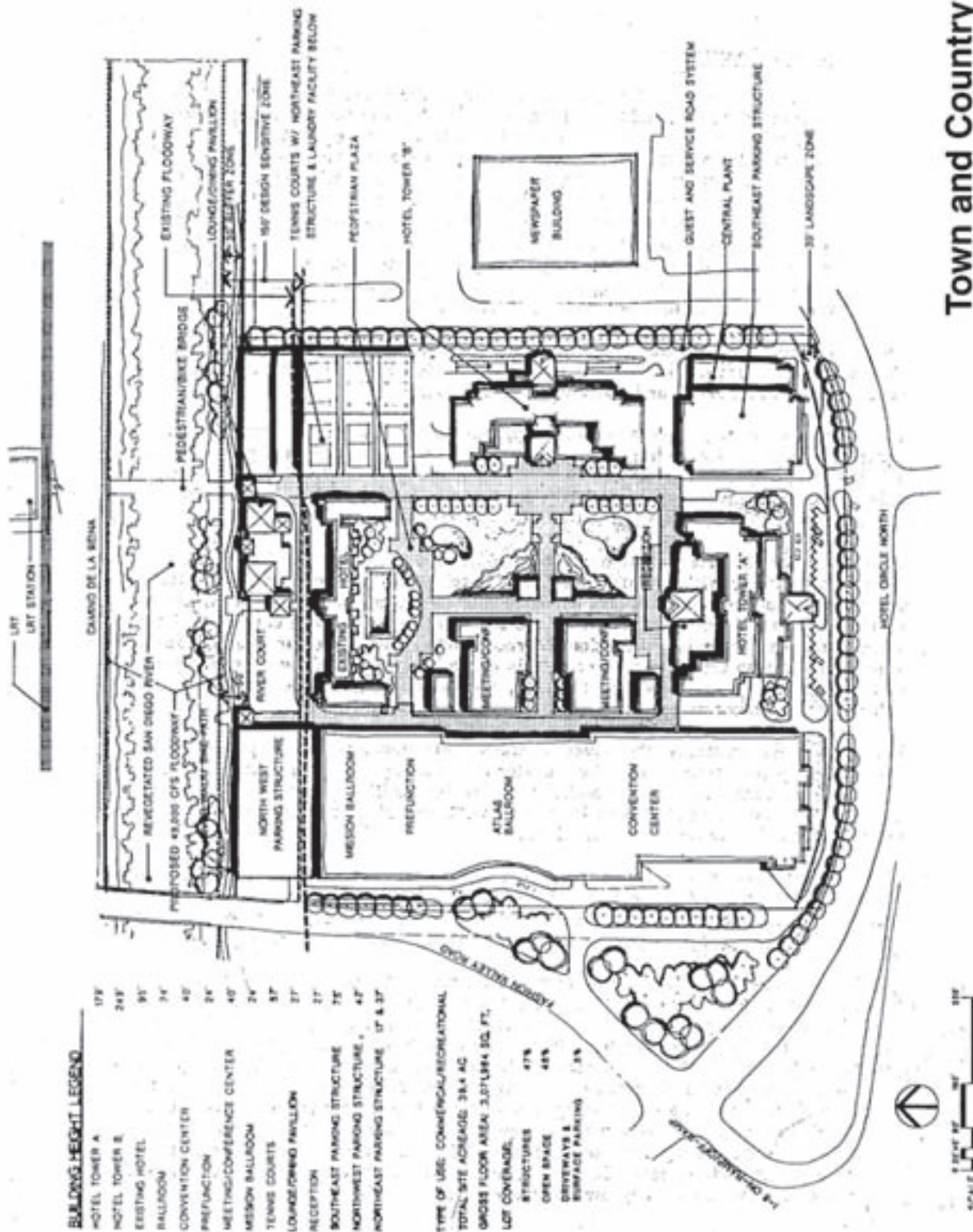


Community Plan Land Use Map

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Map Document: (L:\GIS\GIS\Community Projects\Carmel Valley\cvphr_vicinitymap.mxd)
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SanGIS
 SanGIS is a web-based GIS application that provides a user-friendly interface for viewing and analyzing spatial data. It is designed to be accessible to a wide range of users, from casual viewers to power users. The application is built using ArcGIS Server and is hosted on a secure web server. It provides a variety of tools for viewing, querying, and analyzing spatial data, including a map viewer, a query tool, and a report generator. The application is also designed to be scalable and flexible, allowing it to be used for a wide range of applications and data sources.

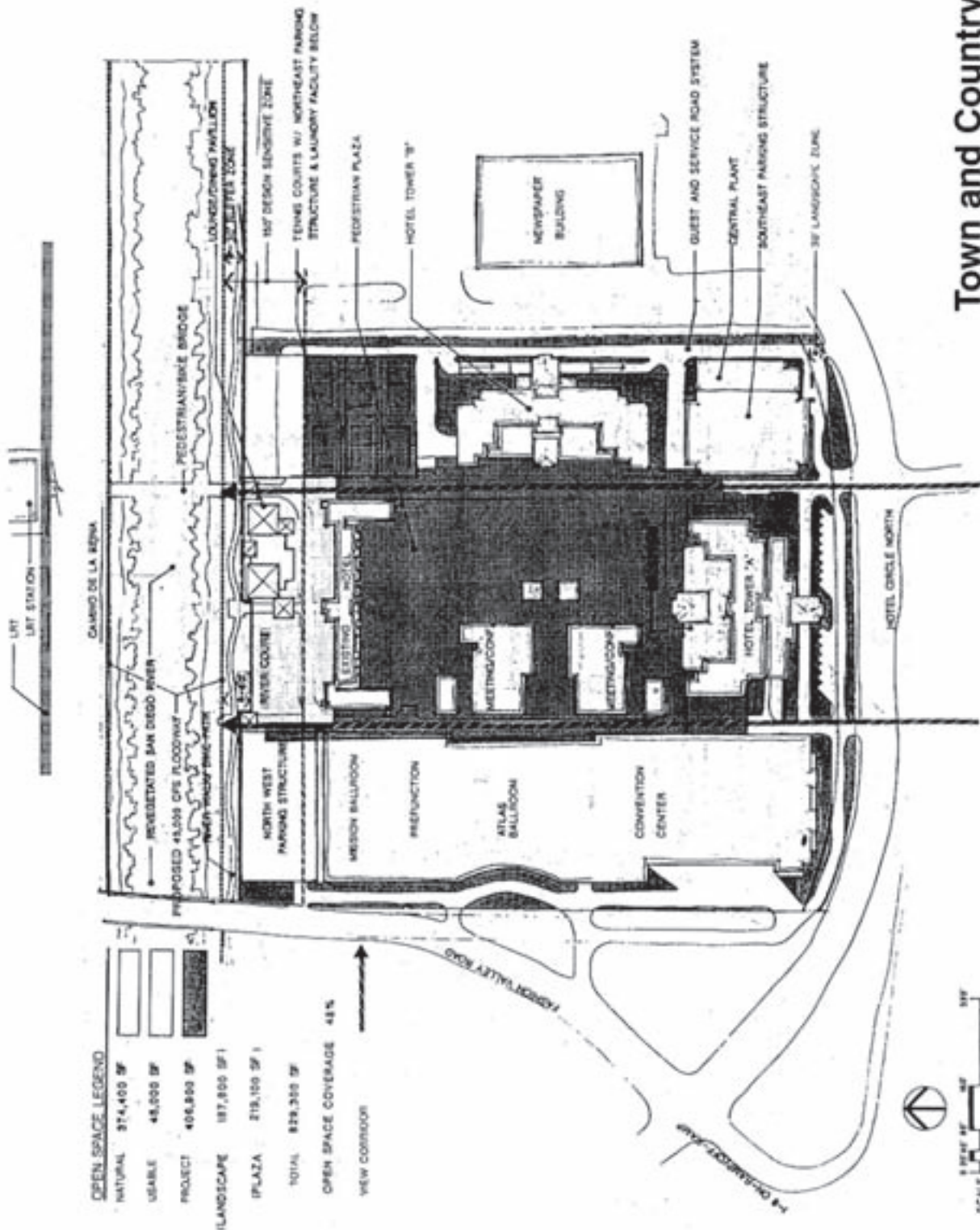


Town and Country
Schematic Site Plan
 Atlas Specific Plan

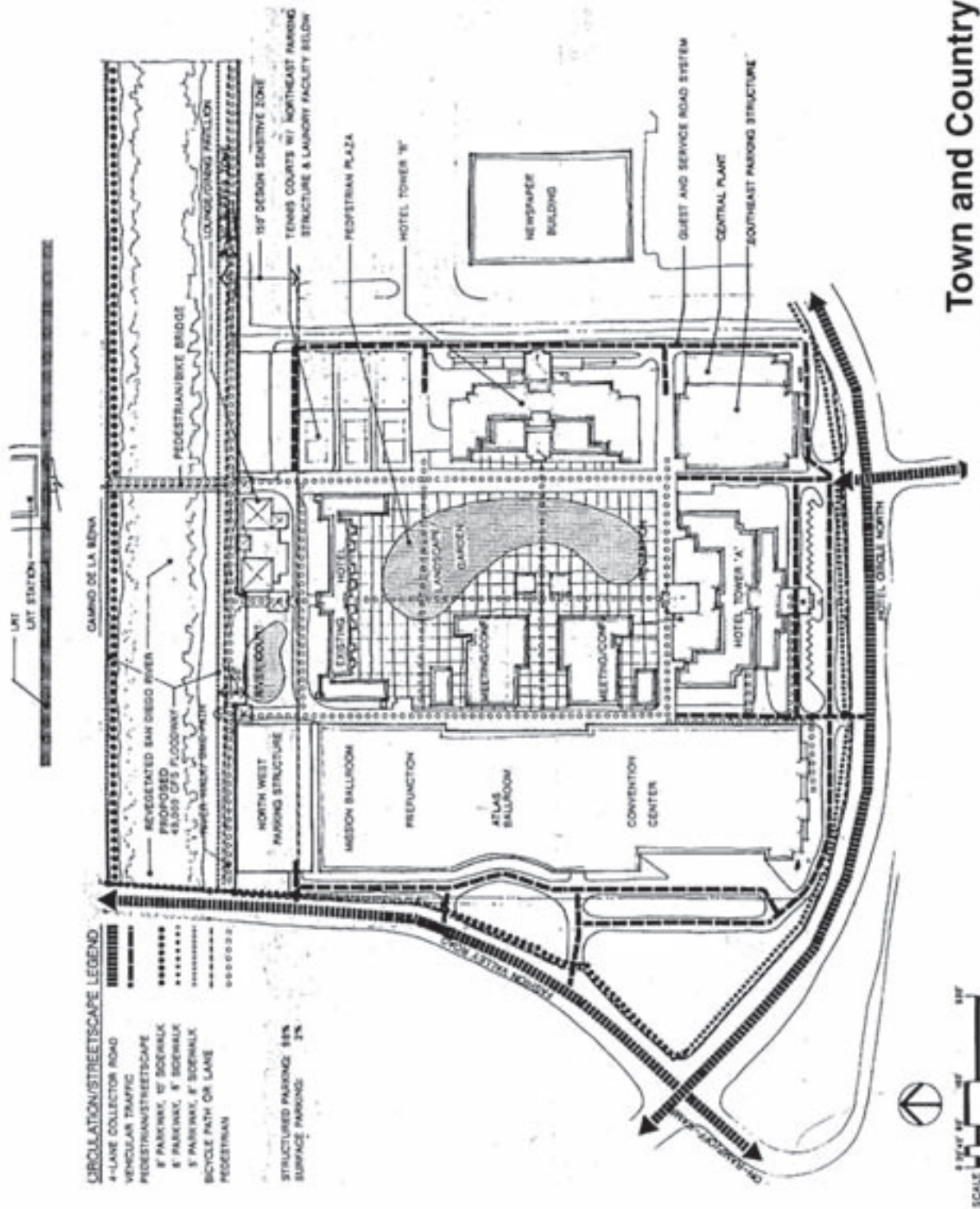




Town and Country Conceptual Open Space Plan	Atlas Specific Plan
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	Town and Country Circulation and Streetscape Site Plan	Atlas Specific Plan
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MINUTES OF THE REGULAR MEETING OF THE MISSION VALLEY PLANNING GROUP

January 07, 2015

MEMBERS PRESENT

Steve Abbo
Jason Broad
Paul Brown
John Carson
Perry Dealy
Robert Doherty
Randall Dolph
Alan Grant
Matthew Guillory
John LaRaia
Elizabeth Leventhal
Andrew Michajlenko
John Nugent
Marco Sessa
Dottie Surdi
Rick Tarbell
Josh Weiselberg

MEMBERS ABSENT

Deborah Bossmeyer
Gina Cord
Bob Cummings
Jim Penner
Alex Plishner
Karen Ruggels

FEDERAL REP'S STAFF

STATE STAFF
Katelyn Hailey

CITY STAFF

Jenny An
Tara Lieberman
Seth Litchney
Brian Schoenfisch
Ryley Webb

ASSEMBLY STAFF

Katelyn Hailey

GUESTS

Amy Bridge
Nicole Burgess
Arlene Garcia Herbst
Derek Hulse
Rob Hutsel
Matthew Klepper
Richard Ledford
Kathy Lippitt
Mike McNerney
Todd Majcha
Jan Sachs
Mary Shepperd
Michael Schnell
Gary Wood

Dottie Surdi, Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:04 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 – Matthew Guillory 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 December 03, 2014 regular meeting. Elizabeth Leventhal seconded the motion. Minutes were approved 13 – 0 – 4 with Steve Abbo, Jason Broad, Matthew Guillory and Dottie Surdi 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:

- Formation of a Riverwalk development subcommittee
- **Flooding in Mission Valley**
- **Infrastructure deficits in Mission Valley, especially drainage and traffic**
- Uptown Regional Bikeways Project
http://www.keepsandiegomoving.com/RegionalBikeProjects/uptown_intro.aspx
- Social Host Ordinance

F. MEMBERSHIP BUSINESS

1. Nomination of Board Member

John Nugent recommended Rob Hutsel for the position of Local Businessperson with a term ending March 2018. This will fill all MVPG Board positions.

John Nugent nominated Rob Hutsel for the position of Local Businessperson with a term ending March 2018. Josh Weiselberg seconded the nomination. Nominee was elected 17 – 0 – 0.

2. By-laws and agenda “clean-up”

a. Change the name of the current MVPG Standing Committee “Transportation and Community Plan Update Committee

Draft motion:

To change the name of the current MVPG Standing Committee “Transportation and Community Plan Update Committee” to “Mission Valley Community Plan Committee” and dissolve the Park and Recreation Standing Committee.

Background:

The San Diego City Council recently approved some amendments to Council Policy 600-24 and the Community Planning Groups Bylaws Shell. Based on these amendments a staff member at the City is preparing a revised set of MVPG By-laws for our review and approval later in 2015, As the revised MVPG By-laws are prepared we may offer changes to the By-laws that do not conflict with Council Policy 600-24 or the new amendments.

Standing Committees: a permanent committee appointed to deal with a specified subject

From existing MVPG By-laws

(b) Subcommittees

The Mission Valley Planning Group may establish standing and ad hoc subcommittees when their operation contributes to more effective discussions at regular planning group meetings.

(i) STANDING SUBCOMMITTEES - Pursuant to the purpose of the Mission Valley Planning Group as identified in Article II, Section 1, the planning group has established the following standing subcommittees: the Mission Valley Design Advisory Board (See Exhibit B), the Transportation and Community Plan Update Committee, Park and Recreation Committee and the Membership Committee.

After discussion:

John Nugent moved to change the name of the current MVPG Standing Committee “Transportation and Community Plan Update Committee” to “Mission Valley Community Plan Update Committee”. Perry Dealy seconded the motion. Motion was approved 17– 0 – 0.

Perry Dealy moved to dissolve the Park and Recreation Standing Committee and create an Ad Hoc Parks subcommittee. Matthew Guillory seconded the motion. Motion was approved 17– 0 –0.

b. Dissolve the MVPG Ad-Hoc committee named “Stadium Committee”.

Draft motion

To dissolve the MVPG Ad-Hoc committee named “Stadium Committee”.

Ad Hoc Committees:

Ad Hoc Committees are formed for a time limited specific task or objective and dissolved after the specific task or objective has been met. If the original time limited specific task or objective has stalled or evolved into another specific task or objective the original ad hoc committee should be dissolved and a new ad hoc committee established, when appropriate, for a new time limited specific task or objective.

From existing MVPG By-laws

(b) Subcommittees

The Mission Valley Planning Group may establish standing and ad hoc subcommittees when their operation contributes to more effective discussions at regular planning group meetings.

(ii) AD HOC SUBCOMMITTEES - Ad hoc subcommittees may be established for a finite period of time to review more focused issue areas and shall be disbanded following their review.

The San Diego Chargers have committed to play at Qualcomm stadium for the 2015 NFL season. The fate of the property/stadium is dependent on a plan for building a new stadium in San Diego County. If a plan develops it will most likely require voter approval. The earliest that a vote on any proposal would be put to San Diego voters would be November 2016.

After discussion:

John Nugent moved to dissolve the MVPG Ad-Hoc committee named “Stadium Committee”. Randall Dolph seconded the motion. Motion was approved 14 – 3 –0.

C. Remove continuing agenda item “Uptown Regional Bike Corridor Advisory Group” from future agendas.

Draft motion

To remove the continuing agenda item under community reports “Uptown Regional Bike Corridor Advisory Group” from future agendas.

http://www.keepsandiegomoving.com/RegionalBikeProjects/uptown_intro.aspx

The Uptown Regional Bike Corridors Project will create connections within neighborhoods, improve streets, and create links to the larger bike network being built throughout the region. The project will provide on-street bicycle facilities from Old Town and Mission Valley through Uptown to Downtown

Project Status

After extensive public outreach efforts and preliminary analysis, bikeway alignments that appear to best meet project objectives – and present the most opportunity to create an excellent community asset – have been identified along all 12 miles of the three project corridors.

http://www.keepsandiegomoving.com/RegionalBikeProjects/uptown_FAQ.aspx

The project team continues to conduct detailed design and engineering analysis over the next several months to address the challenges identified during the alignment analysis and collaborate with the community to find the best solutions. Environmental review is also expected to be conducted in 2015. Then the project will go to the SANDAG Board for approval of the project. After design is finalized, construction will begin. Depending on the complexity of different segments, the engineering and construction phases may occur at different times and rates for different segments. Community engagement efforts will continue through the next phases of the project, including direct outreach to residents and businesses along the project alignments, as well as members of the broader community.

After discussion and a recommendation to have a representative from the SANDAG Uptown regional bike corridor project make a presentation at a future meeting:

John Nugent moved to remove the continuing agenda item under community reports “Uptown Regional Bike Corridor Advisory Group” from future agendas. Robert Doherty seconded the motion. Motion was approved 16 – 0 – 1 with Elizabeth Leventhal abstaining.

3. Members for MVPG Transportation and Community Plan Update Committee

Dottie Surdi thanked all members who volunteered to serve on the committee and expressed regret that all of the members were not able to be appointed.

Dottie appointed the following MVPG Board members to the MVPG Transportation and Community Plan Update Committee. Community members will be appointed at a later meeting:

Chair: John Nugent

Vice Chairs: Andrew Michajlenko and Elizabeth Leventhal

Members:

Deborah Bossmeyer

Paul Brown

Perry Dealy

Alan Grant

Rob Hutsel

Karen Ruggels

Marco Sessa

Dottie Surdi

Josh Weiselberg

John Nugent expressed gratitude for the confidence placed in him by being appointed chair of the committee.

John also expressed gratitude for the number of MVPG members who volunteered to serve on the committee; however the number is limited by the Brown Act. All meetings will be open and noticed so all members can attend. A MVPG member in waiting list has been created so if there is an opening the Chair can appoint a replacement.

John stated that he would begin working with City staff for times and locations for meetings. Standing Committees are governed by the Brown Act/CA Open Meeting Act.

John asked Community members to leave their names and email address on the sign up sheet if they were interested in serving on the Mission Valley Community Plan Update committee or the MVPG Riverwalk committee/subcommittee, if it is formed.

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.

Fire Department – No report.

I. GOVERNMENTAL STAFF REPORTS

1. Mayor's Office

Anthony George was not present.

2. State Representatives

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

Katelyn Hailey reported on:

- New legislative session has begun
- Sen Block has introduced a comprehensive plan to improve access to a higher education in California and help students afford college and finish their degrees. Senate Bill 15 boosts funding for University of California and California State University to support enrollment growth, provide more course offerings, and increase student support services
- Committee assignments have been made.
- Human Trafficking Awareness Month
- Passage of Sen Block's Bill No. 939 on increasing criminal jurisdiction for human trafficking, pimping, and pandering
- Introduction of Sen Block's Bill No. 473 to add human trafficking as an offense that may be used to establish a pattern of criminal gang activity.

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.

3. Federal Representatives

a. Congresswoman Susan Davis' Office

Armita Pedramrazi was not present.

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. Agenda Item J-1. Mission Valley Holiday Inn Express at 625 Hotel Circle-CJ Conrad-- Action Item

The applicant has requested that the item be removed from the January agenda and placed on the February agenda as the environmental report has not been completed and released.

John Nugent moved that the Mission Valley Holiday Inn Express at 625 Hotel Circle be removed from the agenda. Marco Sessa seconded the motion. Motion was approved 17 – 0 – 0.

2. Agenda Item J-2. Amendment to the Atlas Specific Plan- Town and Country Resort-.Action Item-

Draft motion:

Recommend approval of the initiation of a plan amendment to remove the Town and Country site from the Atlas Specific Plan and to initiate a new Town and Country Specific Plan for a Multi-Use Transit Oriented Development.

http://www.sandiego.gov/planning/community/profiles/missionvalley/pdf/plans/atlas_full.pdf

Todd Majcher reported:

The initiation of a Land Use Plan Amendment is being requested to remove the Town and Country from the Atlas Specific Plan and initiate a new Town and Country Specific Plan for a Multi-Use Transit Oriented Development. The Town and Country project is a 39.7 acre property located in the Mission Valley. The project is bounded by Hotel Circle North on the south, Fashion Valley Road on the west, and the San Diego River on the north. The adjacent land uses include Interstate 8 on the south, a golf course on the west, Fashion Valley Shopping Center on the north, and the Union Tribune newspaper offices and printing/distribution facilities on the east. Regional access is from Interstate 8 to the south and State Route 163 approximately 0.25 miles to the east. Regional access is also provided by a Green Line light rail transit station adjacent to the north boundary of the property which was added after the Atlas Specific Plan was approved.

The project site is currently developed as a convention hotel and related supporting facilities. This includes 953 hotel rooms and 200,000 square foot of convention space. The Atlas Specific Plan, which includes this property, was approved in 1988. The Atlas Specific Plan allows for the expansion of the Town and Country up to 2,300 hotel rooms and 229,000 square feet of convention space.

An amendment to the Atlas Specific Plan to remove Town and Country and the initiation of a new Town and Country Specific Plan is being requested to change the properties use from Convention Hotel to a mixed-use transit oriented development which would include an integrated mix of hotel (convention and leisure), convention space and residential uses. The Conceptual Land Use Plan would reduce the existing hotel rooms from 953 to 705 and also reduce the existing convention space from 200,000 to 140,000 square feet. All hotel rooms will be renovated along with the addition of a new lobby, recreation facilities and food and beverage services. These improvements will allow the hotel to better compete for convention business and attract a larger share of the San Diego leisure business. The addition of approximately 840 multi-family residential units in close proximity to the transit station, enhancements to the San Diego River, Town and Country Hotel, and Fashion Valley Mall will create a walkable, dynamic, transit oriented neighborhood not currently available in Mission Valley.

The San Diego River Park Master Plan elements shall be incorporated into the Conceptual Land Use Plan. Specifically the Town and Country Reach of the San Diego River is designed to welcome and engage first time visitors, residents, and daily commuters to the San Diego River Park. Four access points to the San Diego River Park Pathway will be 'way stations' along the reach. Each is on axis with pedestrian routes of the existing conference center, hotel, transit center, and new residential development. The proposed enhancements to the San Diego River Park Pathway and way stations meet the River Park Design Guidelines and provide additional value to the River Park as well as the San Diego community.

The project's circulation network will provide for automobile, pedestrian and bicyclist travel – further expanding the mobility options for hotel guests, residents and visitors. Town and Country will also include sustainable design features, which demonstrate the project's commitment to reducing its carbon footprint. It is anticipated the project would be built out over a 5-7 year period. The hotel improvements would proceed immediately following project approval. The residential development would proceed in accordance with market demand.

A summary of the existing and proposed development program, traffic generation and parking is included in the Plan Amendment Initiation material submitted to Staff. There is also a comparison to the currently approved Atlas Specific Plan development program for the Town and Country site.

After discussion about the project, the problems identified by community members in the Public Input session of the agenda, the incorporation of the Riverpark Master Plan into the project and questions about the residential component of the project:

John Nugent moved to approve the initiation of a plan amendment to remove the Town and Country site from the Atlas Specific Plan and to initiate a new Multi-Use Transit Oriented Development Plan. Alan Grant seconded the motion. Motion was approved 13- 4 -0.

3. Agenda Item J-3. MVPG subcommittee for the Riverwalk Project- Richard Ledford-Action Item- (15 minutes)

Draft motion: That a MVPG Ad Hoc subcommittee be established for the Riverwalk project.

Richard Ledford from Related CA requested that with the initiation of an amendment to the Levi-Cushman Specific Plan approved by the Planning Commission on October 9, 2014, the Related CA team moving forward with the long and detailed process of moving from concepts to plan, and given the importance of this project that MVPG create an Ad Hoc subcommittee of the Planning Group that will work closely with the Related CA through the process

Questions/Comments/Discussion:

- Previous subcommittees for projects-Hazard Center
- Projects without subcommittees-Civita
- Dan Diego Planning Commission suggested forming a subcommittee
- Populating committee of MVPG members
- Meeting schedules
- Committee will act like a “working group”

Jason Broad moved to create a MVPG Ad Hoc subcommittee for the Riverwalk project. Robert Doherty seconded the motion. Motion was approved 13– 3 –1 with Rick Tarbell abstaining.

K. OLD BUSINESS

1. City Planning Update-Nancy Graham

Nancy is currently on maternity leave. In her place Brian Schoenfisch reported:

- Staff is working on updates for components of the Community Plan Update
- Phyllis Place traffic report is about completed, environmental will review with the EIR estimated for April and a City Council vote on the project in summer of 2015. For more information: <http://www.civitalife.com/wp-content/uploads/2013/03/serra-mesa-parks-and-rec-council-presentation-v2.pdf>

2. Council Office-District 7- Councilmember Scott Sherman

Ryley Webb reported on:

- The Councilmember would like to wish everyone a Happy New Year!
- The dredging at Murphy Canyon has begun and will take ~6 weeks. This should help prevent future flooding of Qualcomm stadium
- The Councilmember was assigned to the San Diego River Conservancy. He is very excited about this assignment because the San Diego River flows through the heart of Mission Valley. He looks forward to working with the conservancy to implement the River Park Master Plan
- The Councilmember will be at a Mission Valley Planning Group meeting in the coming months. He is looking forward to seeing everyone and taking questions.

3. Subcommittee Reports:

a. Standing Committees:

1) Design Advisory Board – Randy Dolph provided the following minutes from the meeting.

DESIGN ADVISORY BOARD

Minutes from January 7, 2015 meeting:

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of December 5, 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, Jerry Shonkwiler, Dottie Surdi, and Bruce Warren. Morris Cerullo Legacy Center applicant representatives included Jim Penner (MCWE), Chris Morrow (PDC), and Mike Harrah (MCWE).

Morris Cerullo Legacy Center – Information Item

Jim Penner introduced the team. Mike Harrah provided a brief history of his professional relationship with Morris Cerullo, followed with an overview of the elements that were used as the basis of the design for the project:

- Overall vision of the project
- Entry arch
- Romanesque theme
- Review of the inspirational images
- 65' maximum height limitation

Although the general programmatic elements remained the same, Mike outlined the design revisions that were made since the last DAB presentation.

Question, comments, and discussion from the board included:

- The DAB provided a comparison to other prominent San Diego campuses that have a strong thematic vernacular: The University of San Diego (with its Spanish-renaissance style of architecture), San Diego State University (with its Mission Revival style of architecture), and Balboa Park (also with a Spanish renaissance style). Each of these large campuses is largely set apart from any adjacent developments. However, this is not the case with the Morris Cerullo Legacy Center within Mission Valley.
- Concerns remained that the project as presented today remained overly thematic.

Discussions related to this topic included:

- Portions of the project remained overly “arcuated” (too many arches).
- The development remained too much like a theme park.
- Can the project goals be achieved without an overly strong thematic emphasis?
- While discussing the large water feature toward the front of the site, the applicant noted that it was largely added to mask the freeway noise and provide visual interest to the site. The DAB did not take exception to the water feature, but recommended that the applicant consider the impact should the water feature be turned off due to conservation measures.
- When Mike requested specific recommendations to move forward, the DAB responded that it is not tasked with designing projects, but rather with being an

advisory board providing recommendations. Toward this end, the DAB offered the following for consideration:

- Limit or restrain the thematic components of the project.
 - Do the domes need to be visible, or can they be concealed behind a tall parapet?
 - Simplify the articulation of the arcade columns.
 - Lessen the carousel appearance of the round buildings.
 - Simplify or omit the cupolas above the domes and at the timeshare structure.
 - Consider an alternative to the mansard roof on the timeshare building.
 - Consider a color palette that works with the natural surroundings.
- Mike provided an overview of the landscape concept plan, including a couple row of trees toward the front of the site, large water feature, and trail system toward the rear of the site.
 - When asked if the DAB could provide interim feedback, Dolph commented that the Brown Act strictly prohibits the DAB from discussing the project outside of the public meeting forum. However, this did not preclude the applicant from forwarding an advance copy of their interim progress prior to the next DAB meeting. If needed, the DAB could hold a special meeting, provided it is properly publically noticed.

The applicant noted that they anticipate being back before the DAB in March as an action item.

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

The meeting was adjourned at 4:40 P.M., with the next regularly meeting tentatively scheduled for Monday, February 2, 2015.

-----end of DAB minutes

Randy discussed the main points of concern regarding design of the project.

Randy asked Brian Schoenfisch if the MV Community Plan update would have an architectural design component to give projects more guidance. Brian replied that the intent is to have a section in the plan on architectural design.

John Nugent commented on the artists renderings of the project (page 1, 20, 21-as examples) portray the project with external sidewalks along Hotel Circle South; HOWEVER they do not indicate that the sidewalks are continuous along Hotel Circle South. The artist's renderings show the sidewalks curving into the Morris Cerullo Legacy International Center but do not indicate a means for a pedestrian to cross the vehicle entrance and reach the sidewalks on the opposite side of the entrance. The artist's renderings show the sidewalks curving into the Center with a patch of grass between the sidewalks and the vehicle entrance to the Center.

2) Transportation and Community Plan Update Committee

Repeated/copied from the membership section of these minutes:

Members for MVPG Transportation and Community Plan Update Committee

Dottie Surdi thanked all members who volunteered to serve on the committee and expressed regret that all of the members were not able to be appointed.

Dottie appointed the following MVPG Board members to the MVPG Transportation and Community Plan Update Committee. Community members will be appointed at a later meeting:

Chair: John Nugent

Vice Chairs: Andrew Michajlenko and Elizabeth Leventhal

Members:

Deborah Bossmeyer

Paul Brown

Perry Dealy

Alan Grant

Rob Hutsel

Karen Ruggels

Marco Sessa

Dottie Surdi

Josh Weiselberg

John Nugent expressed gratitude for the confidence placed in him by being appointed chair of the committee.

John also expressed gratitude for the number of MVPG members who volunteered to serve on the committee; however the number is limited by the Brown Act. All meetings will be open and noticed so all members can attend. A MVPG member in waiting list has been created so if there is an opening the Chair can appoint a replacement.

John stated that he would begin looking at options for times and locations for meetings. Standing Committees are governed by the Brown Act/CA Open Meeting Act.

John asked Community members to leave their names and email address on the sign up sheet if they were interested in serving on the Mission Valley Community Plan Update committee or the MVPG Riverwalk committee/subcommittee, if it is formed.

3) Park and Recreation Committee-Jason Broad

No report

b. Ad Hoc Committees

1) Stadium Committee

No report

2) Public Health, Safety and Welfare Committee

Elizabeth Leventhal reported:

1. Congratulations to Dottie Surdi on being named to the San Diego Housing Commission
2. there is a growing interest in the 25 Cities expanding into Mission Valley. For more information: <http://endingsdhomelessness.org/2014/04/22/the-25-cities-initiative-is-launching-in-san-diego>

4. Community Reports

a. San Diego River Coalition –

Allan Grant reported that there was no meeting in December. The agenda for the January meeting is still being formulated. The committee meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library.

b. Community Planning Chairs Meeting –

Dottie Surdi reported that there was no December meeting and minutes of the last meeting will be sent out when approved.

c.. Uptown Regional Bike Corridor Advisory Group

No report

5. Miscellaneous Mail

There were no items

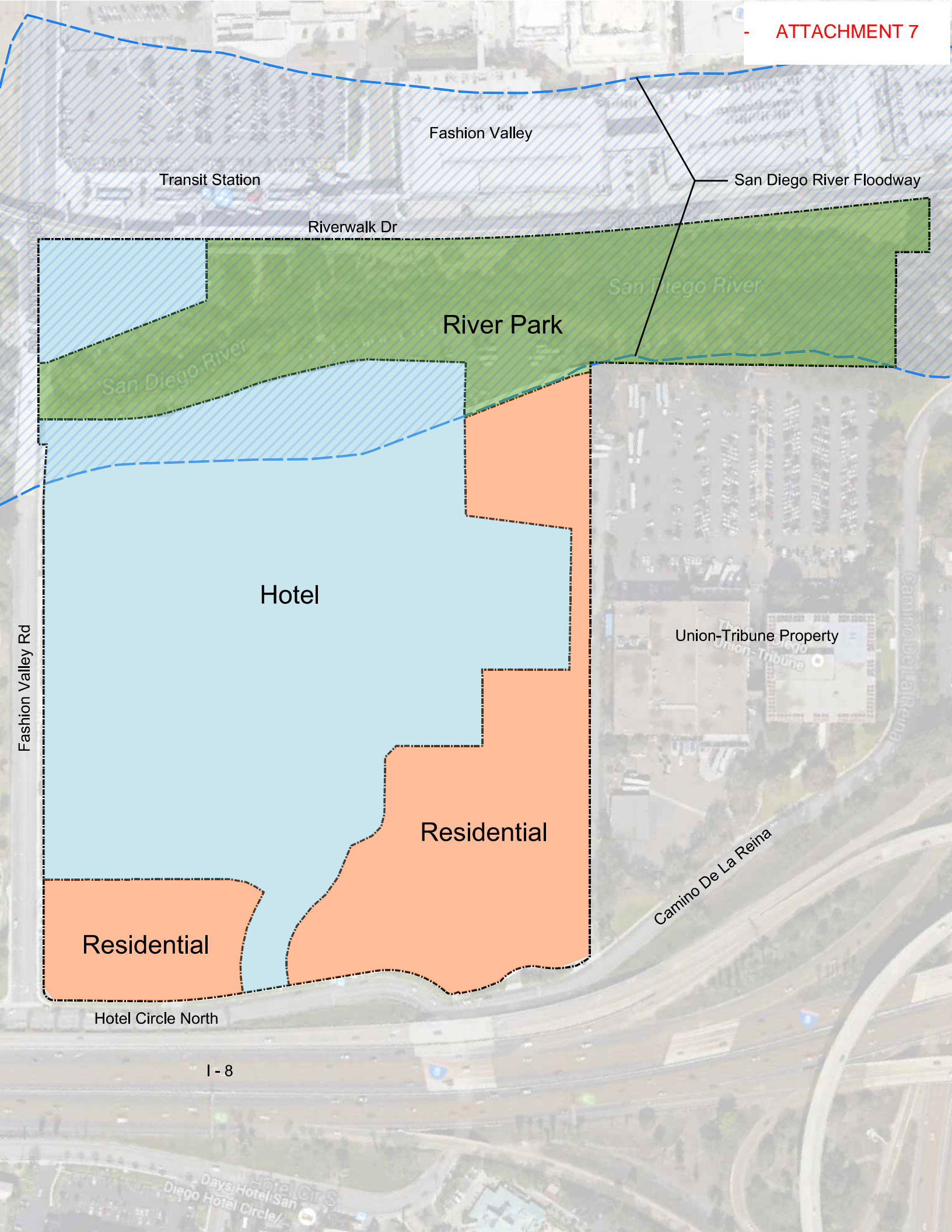
6. Miscellaneous Items

There were no items

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:40 PM

The next regular meeting will be on Wednesday February 04, 2015 at 12:00 p.m. at the Mission Valley Library, Community Room.

John Nugent, Secretary



Fashion Valley

Transit Station

Riverwalk Dr

San Diego River Floodway

San Diego River

River Park

San Diego River

Hotel

Union-Tribune Property

San Diego Union-Tribune

Camino De La Reina

Residential

Residential

Hotel Circle North

1 - 8

Days Hotel San Diego
Hotel Circle North

Fashion Valley Rd



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☒ Other Specific Plan

Project Title

Town and Country Specific Plan Amendment Initiation

Project No. For City Use Only

401483

Project Address:

500 Hotel Circle North, San Diego, CA 92108

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

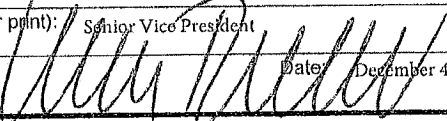
City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input type="checkbox"/> Partnership	
<p><u>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.</u> Additional pages attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): <u>See Attached</u>	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>HOTEL CIRCLE PROPERTY, LLC,</u> <u>a Delaware limited liability company</u> City/State/Zip: By: <u>Hotel Circle Venture, LLC,</u> <u>its sole member</u> Phone No: By: <u>San Diego Circle, LLC</u> Fax No: <u>its managing member</u> Name of Corporate Officer/Partner (type or print): <u>William T. Wethe</u> Title (type or print): <u>Senior Vice President</u> Signature :  Date: <u>December 4, 2014</u>	
Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	
Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	
Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	

HOTEL CIRCLE PROPERTY, LLC,
a Delaware limited liability company
11777 San Vicente Boulevard
Suite 900
Los Angeles, CA 90049
Sole member is:

Hotel Circle Venture, LLC,
a Delaware limited liability company
11777 San Vicente Boulevard
Suite 900
Los Angeles, CA 90049

The members are San Diego Circle, LLC (managing member) and Town and Country Hotel, LLC

San Diego Circle, LLC,
a Delaware limited liability company
11777 San Vicente Boulevard
Suite 900
Los Angeles, CA 90049

Town and Country Hotel, LLC
a Delaware limited liability company
500 Hotel Circle North
San Diego, CA 92018

(Note: This entity is controlled by Atlas Hotels, Inc. (Terry Brown))

The officers of San Diego Circle, LLC are:

Robert Lowe, Jr.
Co-President
11777 San Vicente Boulevard
Suite 900
Los Angeles, CA 90049
Telephone: 310.820.6661
Fax: (310) 207-1132

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The members of San Diego Circle, LLC are San Diego TC Investor, LLC (managing member) and AECOM SDTC LLC.

San Diego TC Investor, LLC
a Delaware limited liability company
11777 San Vicente Boulevard
Suite 900
Los Angeles, CA 90049
(Note: This is ultimately controlled by Lowe Enterprises, Inc. Details at www.loweenterprises.com)

AECOM SDTC, LLC
a Delaware limited liability company
555 South Flower Street, 37th Floor
Los Angeles, California 90071