

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

August 06, 2014

MEMBERS PRESENT

Deborah Bossmeyer
Paul Brown
Bob Cummings
Perry Dealy
Robert Doherty
Randall Dolph
Alan Grant
John LaRaia
Elizabeth Leventhal
John Nugent
Jim Penner
Karen Ruggels
Marco Sessa
Rick Tarbell
Josh Weiselberg

MEMBERS ABSENT

Jason Broad
John Carson
Gina Cord
Alex Plishner
Dottie Surdi

GUESTS

Bob Faudoa
Arleen Garcia- Herbst
Jon Hellinga
Rob Hutsel
Patrick Jelserma
Norman Kasubuchi
Kelly Knight
Jordon Lail
Kathy Lippitt
Vince Meehan
Lucky Michael
Jeremy Ogul
Jan Sachs
Justin Schlaefli
Rick Wilson

FEDERAL REP'S STAFF

Armita Pedramrazi

CITY STAFF

Anthony George
Adam McElroy

COUNTY STAFF

ASSEMBLY STAFF

Katelyn Hailey

Perry Dealy, Acting Chair, 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: 15 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE – Paul Brown led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/ AGENDA CHANGE

Perry Dealy welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

Guests introduced themselves.

D. APPROVAL OF MINUTES

Elizabeth Leventhal moved to approve the minutes of the July 09, 2014 regular meeting. Josh Weiselberg seconded the motion. Minutes were approved 10 – 0 – 5, with Deborah Bossmeyer, Paul Brown, Bob Cummings, Robert Doherty and John LaRaia 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

Kathy Lippitt distributed a flyer titled “QUESTIONS FOR PLANNING GROUPS” regarding Medical Marijuana Dispensaries.

F. MEMBERSHIP BUSINESS

John Nugent reported on the remaining Board membership open positions:
Local Businessperson -term ending March 2016
Resident--term ending March 2016
Local Businessperson -term ending March 2018
Resident--term ending March 2018

G. TREASURER’S REPORT

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

H. PUBLIC SAFETY REPORTS

1. Police Department – Officer Adam McElroy

Officer McElroy reported that he had attended the local “National Night Out-America’s Night Out Against Crime” on August 05, 2014 and reported on major incidences that have occurred in the region including the recent boating and plane accidents, the pedestrian death in Mission Valley and the break-in at Qualcomm stadium parking lot.

Fire Department – No report.

I. GOVERNMENTAL STAFF REPORTS

1. Mayor’s Office

Anthony George reported on the new “San Diego Works Project” and the beginning of enforcement of the Oversize Vehicles Ordinance.

2. State Representatives

a. Senate Member's Office – Sen. Marty Block from the 39th Senate District 1. Katelyn Hailey distributed the July/August “Around the Block Report”.

b. Assembly Member's Office – Shirley Weber from the 79th Assembly District George Gastil was not present. No report.

3. Federal Representatives

a. Congresswoman Susan Davis' Office -- Armita Pedramrazi

Armita Pedramrazi introduced herself as the new representative and distributed the August “Davis Dispatch”

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

J. NEW BUSINESS

1. Hazard Center Auto Mart, 7698 Friars Road in San Diego- CUP-type 20 Beer & Wine license-

Robert Faudoa reviewed the conditional use permit (CUP) application for a type 20 – Alcoholic Beverage Control (ABC) Off Sale Beer and Wine license which authorizes the sale of beer and wine for consumption off of the premises. The existing footprint of the building would remain the same with the interior reconfigured to add approximately 174 s.f. of a new walk-in/reach in cooler. Phase 2 of the project would modernize and upgrade the exterior and grounds of the property.

There was discussion regarding:

- The Homeless Problem around Hazard Center
- Adding an additional facility to purchase beer and wine in Mission Valley
- Proximity of business to entrance to HWY 163
- Congestion at corner of Frazee Road and Friars Road
- The project being divided into two phases, with the type 20 beer and wine license being separate from the modernization of the property.

Karen Ruggels moved to approve the conditional use permit for a new 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. Josh Weiselberg seconded the motion. Motion was approved 10 – 5 – 0.

2. Millennium Camino de Rio Project -Josh Vasbinder

Karen Ruggels recused herself from the discussion and vote on this project.

Josh Vasbinder with the Dinerstein Companies updated the Millennium Camino de Rio Project, aka Camino Del Rio Mixed Use Project. The Camino del Rio project site is located at 730 Camino del Rio North on the old Bob Baker automobile sales site.

The 5.37-acre project site is designated Commercial within the Mission Valley Community plan area. The site is zoned Mission Valley Planned District MV-CR (Commercial-Retail) Zone.

After Josh Vasbinder's project reviewed, Randy Dolph reviewed the Design Advisory Board report on the project.

Design Advisory Board Report

August 6, 2014

TO: Dottie Surdi, MVPG Chair

FROM: Randy Dolph, DAB Chair

SUBJECT: Report of August 4, 2014 DAB Meeting

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Paul Dugas, Paul Brown, Steve Kiss, Dottie Surdi, Jerry Shonkwiler and Randy Dolph.

Applicant representatives included Josh Vasbinder (The Dinerstein Cos) Karen Ruggels (KLR Planning), Jordan Lail (Urban Arena), Norm Kaoubuchi (Leppert Engineering) and Jon Hellinga and Irwin Yau (TCA Architects).

Camino del Rio Mixed Use (Bob Baker site) – Action Item

Josh Vasbinder introduced the team and provided an overview of the project. The project is located at the former site of Bob Baker auto dealership at Camino del Rio North, Camino del Arroyo and Camino de la Reina on approx 5.37 acres. The project proposes demolition of the existing improvements and construction of a new 3 to 5 story, 291-unit apartment building with mostly structured parking (581 spaces), 14 shopkeeper units, 4,000 sf of retail and 5,000 sf of commercial building. Components of the presentation include:

- Required discretionary approvals included Planned Development Permit, Site Development Permit, and Neighborhood Development Permit. The project has been deemed consistent with the Community and General Plan. The EIR is currently open for public review.
- The various components of the project were described by the team members.
- Two deviations from the plan are being requested. They are:
 1. Increase of the FAR from .50 to .52. This is necessary so as to provide the neighboring auto dealership with a maximum exposure to Interstate 8 and yet still achieve the density that was available with the .50 FAR.
 2. Reduce the width of a sidewalk on one side of the project. The Mission Valley PDO states that pedestrian sidewalks separated from the street by landscaped parkways shall be provided in relation to the street classification as shown in the PDO. This allows the decision-maker to permit the widths of the parkway and sidewalk to diminish to accommodate such features as bus stops, transformer boxes, or other site constraints. The project would meet the requirements of the PDO for all streets fronting the project site with the exception of Camino de la Reina. Camino de la Reina is classified as a four-lane collector. The PDO requires an eight-foot wide sidewalk along four-lane collectors, separated from the roadway by a six-foot wide landscape parkway. The project proposes a five-foot wide sidewalk with a five-foot wide parkway (which includes a 4.5-foot landscaped parkway and 6-inch curb). A deviation to

the sidewalk and parkway requirements of the Mission Valley PDO is necessary to allow for development of a project which addresses the street and allows for pedestrian-scale project features.

Question, comments, and discussion from the board included:

- Concerns were raised regarding the above-noted deviations. Each of these was addressed in detail.
- The retaining walls at the northwest corner of the project.
- Roof mechanical units and their visibility from I-8.
- Carports over parking.
- The lift for disabled access.
- Color concerns for the white thrust box (long term maintenance issues) and the glare from the white roofs.

A motion to recommend to the MVPG that the design be approved was initiated by Jerry Shonkwiler and seconded by Dottie Surdi, with the conditions that (1) the applicant fulfill all City cycle comments, (2) all environmental impact report items are addressed, and (3) the applicant return to the DAB, for informational purposes only, to present the materials pallet for the project.

There was no subsequent discussion. The motion was approved 5-0-1.

The meeting was adjourned at 4:30 P.M., with the next meeting tentatively scheduled for Monday, September 1, 2014.

End Design Advisory Board Report

Questions/Discussions:

There were questions/discussion regarding:

- Parking on public streets near the project
- The traffic studies for the project, especially at Mission Center Road and I-8
- The number and times of shuttles

Randy Dolph moved to approve the design, with the conditions that (1) the applicant fulfill all City cycle comments, (2) all environmental impact report items are addressed, and (3) the applicant return to the DAB, for informational purposes only, to present the materials pallet for the project. The motion was seconded by Jim Penner. Motion was approved 13 – 1 –1, with Karen Ruggels abstaining.

Jim Penner moved to support the project based on the discretionary approval of the Planned Development Permit (PDP), Site Development Permit (SDP), Neighborhood Development Permit and completion, with no unmitigated impacts, of the Environmental Impact Report (EIR). The motion was seconded by Rick Tarbell. Motion was approved 13 – 1 –1, with Karen Ruggels abstaining.

3. Downtown San Diego Partnership- Clean and Safe Program

Lucky Michael and Kelly Knight from the Downtown San Diego Partnership's Clean & Safe Homeless Outreach Department discussed their program.

The Downtown San Diego Partnership's (DSDP's) Clean and Safe Homeless Outreach Department conducts their own monthly homeless count in the downtown footprint. Their

data suggests that homelessness in the area has increased by 14 percent (from 517 in 2013 to 589 total homeless individuals in 2014).

DSDP's Clean and Safe program tracks the inflow of homelessness to gain an understanding of why people are entering at such a high rate. Community partners and staff of the Clean and Safe Program ask three key questions to help inform reasons for increased homelessness in the downtown area. The following questions are:

Where did you come from?
How did you get here and who paid for your trip?
How long have you been here?

The focus on the Homeless Outreach Department is on:

- Illegal lodging
- Public feeding
- Unattended property

There was discussion about the project and if a model could be developed for the Mission Valley area.

K. OLD BUSINESS

1. City Planning Update

No report

2. Council Office-District 7- Councilmember Scott Sherman

Ryley Webb was not presented but sent in the following report:

8/6/14- Mission Valley Planning Group Update

- Saturday September 20th is I Love a Clean San Diego's Annual Coastal Cleanup Day. There are no sites in Mission Valley this year, but there are sites surrounding Mission Valley related to the San Diego River. I encourage you to visit I Love a Clean San Diego's website at Cleanupday.org and get involved
- The City has begun enforcing the Oversized Vehicle Ordinance. They will be giving notices through August 16th and will be giving tickets after that. You can get a permit online for \$1.25 for up to 3 nights in a row.
- The Dog Park at Westfield Mission Valley is now open. The Councilmember was at the opening ceremony and it is a great asset to the community. I encourage you to check it out.
- Our newsletter came out on Monday. You can view it on our website and if you would like it emailed to you, you can sign up on the main page of our website.
- As always, if you have any questions or requests you can call me at 619-236-6677 or email me at rwebb@sandiego.gov

3. Business Cards for MVPG Board members

There was discussion regarding MVPG Board members having business cards indicating that they were Board members of the MVPG. The discussion concluded with the request that the MVPG Board Secretary contact the City of San Diego Planning Department to attempt to get clarification from them on the issue.

4. Subcommittee Reports

a. Design Advisory Board

See report under New Business 2. Millennium Camino de Rio Project

b. Stadium Committee

Randy Dolph did not have a report but asked Anthony George, from the Mayor's office, to contact appropriate City departments about proper notifications and traffic warnings regarding major events at Qualcomm stadium. There were inadequate notifications and traffic warnings for the recent fan fest which caused major traffic congestion in the Mission Valley.

c. San Diego River Coalition

The July meeting included a presentation on using SANDAG TransNnet funds on the San Diego River Trail from the Mission Valley Library through the Qualcomm stadium site. Stephan Vance from SANDAG will present the information at the September MVPG meeting.

The Coalition will not be meeting in August and September. September 18th is River Park Foundation annual anniversary party. This year the celebration will be in Santee at the Carlton Oaks Golf Course.

d. Community Planners Committee (CPC)

No meeting in July

e. Parks Subcommittee

No report

f. Uptown Regional Bike Corridor Advisory Group

A volunteer is being sought to chair the subcommittee.

g. Public Health, Safety and Welfare

Elizabeth L Leventhal thanked Lucky Michael and Kelly Knight from the Downtown San Diego Partnership's Clean & Safe Homeless Outreach Department for their report.

4. Miscellaneous Mail

There were no items

5. Miscellaneous Items

a. Paul Brown requested that the MVPG have further information on how traffic studies are conducted in general and especially regarding some of the projects in the Mission Valley. Anthony George, from the Mayor's office, was asked to inquire if someone from the City of San Diego traffic department could attend a future meeting to discuss this issue.

b. Josh Weiselberg reported on his attendance at the meeting regarding police retention within the City of San Diego. The San Diego Police Officers Association is asking for community letters of support for their proposed means and methods to retain City of San Diego Police Officers including higher compensation.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1: 43 p.m.

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

John Nugent, Secretary