

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

**August 05, 2015**

**MEMBERS PRESENT**

Steve Abbo  
Deborah Bossmeyer  
Robert Doherty  
Randall Dolph  
Alan Grant  
Matthew Guillory  
Rob Hutsel  
John Laraia  
Elizabeth Leventhal  
Andrew Michajlenko  
John Nugent  
Jim Penner  
Keith Pittsford  
Dottie Surdi  
Rick Tarbell  
Josh Weiselberg

**MEMBERS ABSENT**

Jason Broad  
Paul Brown  
Bob Cummings  
Perry Dealy  
Derek Hulse  
Alex Plishner  
Marco Sessa

**FEDERAL REP'S STAFF**

Armita Pedramrazi  
Mark Zambon

**STATE STAFF**

**CITY STAFF**

Anthony George  
Nancy Graham  
Tara Lieberman  
Liz Saidkhanian

**GUESTS**

Stephen Fluhr  
Terry Fox  
Katie Furey  
Wilma Goodness  
Ryan Holborn  
Richard Ledford  
Kathy Lippitt  
Vance Meehan  
David Norvell  
Tony Pauker  
Patrick Pierce  
Michael Richter  
Karen Ruggels  
Phillip Saenkov  
Rebecca Sappenfield  
John Schneidmiller  
Robert Shandor  
Mary Shepperd  
Danielle Smith  
Tom Theisen  
Karen Tournaire  
Ken Williams

Dottie Surdi, Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:05 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

**A. CALL TO ORDER**

Verify Quorum: 13 members were present, constituting a quorum.

**B. PLEDGE OF ALLEGIANCE –**

Robert Doherty 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**

**Rob Hutsel moved to approve the minutes of the July 01, 2015 regular meeting. Elizabeth Leventhal seconded the motion. Minutes were approved 12 – 0 – 4 with Steve Abbo, Deborah Bossmeyer, Robert Doherty, Randall Dolph, Alan Grant, Rob Hutsel, Elizabeth Leventhal, John Nugent, Keith Pittsford, Dottie Surdi, Rick Tarbell Josh Weiselberg voting yes, and Matthew Guillory, John Laraia, Andrew Michajlenko, Jim Penner, 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

The following topic was addressed:

- Problems with Hookah Lounges serving alcohol

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

John reported that John Carson has resigned his position as Property Taxpayer with a term ending in 2016 and Matthew Guillory has requested changing his Board category from Resident with a term ending in March 2016 to Property Taxpayer with a term ending in March 2016.

**John Nugent moved to change the Board category for Matthew Guillory from Resident with a term ending in March 2016 to Property Taxpayer with a term ending in March 2016. Jim Penner seconded the motion. Motion was approved 15 – 0 – 1 with Steve Abbo, Deborah Bossmeyer, Robert Doherty, Randall Dolph, Alan Grant, Rob Hutsel, John Laraia, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Dottie Surdi, Rick Tarbell Josh Weiselberg voting yes, and Matthew Guillory abstaining.**

There is now an opening on the MVPG Board for a Resident with a term ending March 2016.

John reported that the March 2016 Board election will be held immediately before the March 02, 2016 Board meeting.

There will be three positions in each membership category on the ballot. All Board members currently filling those positions are eligible for re-election except for Jason Broad (Property Taxpayer), who is termed out, but is eligible for a super majority election if no other candidates are recruited for the position.

Following are the categories and individuals who terms expire in 2016.

**PROPERTY TAXPAYER**

Jason Broad  
Matthew Guillory  
John Nugent

**LOCAL BUSINESSPERSON**

Perry Dealy  
Keith Pittsford  
Steve Abbo

**RESIDENT**

Elizabeth Leventhal  
Josh Weiselberg  
Open position

**PROPERTY OWNER**

John La Raia  
Rick Tarbell  
Jim Penner

John asked that if a member is not planning to serve for another four year term to let him know immediately.

As a clarification, per the MVPG By-laws Board officers are elected for a four year term, and were elected, in March 2014 to serve, if they remain on the Board, until 2018.

**G. TREASURER'S REPORT**

Bob Doherty reported that the balance is \$1,357.06.

**H. PUBLIC SAFETY REPORTS**

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

**2. Fire Department** – No report.

**I. GOVERNMENTAL STAFF REPORTS**

**1. Mayor's Office**

Anthony George reported on:

- Zero Waste Project
- Road Repair Projects
- Mayor met with NFL representatives. If San Diego Chargers want to remain in San Diego they must return to negotiating table by September 11, 2015.

**2. City Attorney's office**

Julio DeGuzman was not present. No report.

More information on office can be found at:

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

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

Liz Saidkhanian reported on:

- The Mission Valley Road / Metropolitan Drive loop is on a current asphalt overlay contract and will be completed within the next 3 months
- On Tuesday, the Council authorized a corporative agreement with Caltrans to advertise, award and administer the construction of State Route 163 and Friars Road Interchange Project, Phase 1. This action additionally stipulates the transferring of funds to Caltrans for Phase 1 as follows: FY 2016 - \$20,260,000, FY2017 - \$10,000,000 and FY 2018 - \$2,000,000.
- Phase 1 includes: Construction start in 2016 and construction complete in spring 2018. These Improvements will include widening Friars Road and bridge as well as operational improvements to Frazee Road and Avenida De Las Tiendas by adding additional turn lanes to the area shopping centers access roads. Additional improvements will be made to the SR-163 ramp connections, and construction of a temporary southbound SR-163 auxiliary lane north of Friars Road

### 3. City Planning Update-Nancy Graham

See Community Plan Update report in these minutes under:

K. OLD BUSINESS-

1. Subcommittee Reports:

A. Standing Committees:

2) Mission Valley Community Plan Update

Nancy discussed the release of the July 2015 Draft Climate Action Plan and the Climate Action Plan Draft EIR for public review. Please visit

<http://www.sandiego.gov/planning/genplan/cap/>

to view the documents.

Comments on the Draft EIR can be sent to:

Rebecca Malone, Associate Planner  
City of San Diego Planning Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

### 4. State Representatives

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

Katelyn Hailey was not present. No report

More information can be found at: <http://sd39.senate.ca.gov/>

b. Assembly Member's Office – Shirley Weber from the 79th Assembly District

George Gastil was not present. No report.

## 5. Federal Representatives

### a. Congresswoman Susan Davis' Office

Armita Pedramrazi was present and distributed The Davis Dispatch.

Armita reported on the Congresswoman's efforts on the expansion of the Desalination Expansion at the South County Facility and two workshops, The Retirement Security Workshop and The Grants Workshop for the Arts and Humanities.

Armita reported that this was her last meeting and introduced Mark Zambon as her replacement.

Mark Zambon introduced himself. Mark is the Veterans Community Representative for the Congresswoman's office in San Diego. Mark joined the staff on Adams Avenue as part of the Wounded Warrior Fellowship program administered by the Chief Administrative Officer of the House of Representatives. Mark comes to the office after eleven years of service as a Marine bomb disposal technician with six combat tours and two Purple Hearts.

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

### b. Congressman Scott Peters' Office –

Sarah Czarrecki was not present. No report.

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

## **J. NEW BUSINESS**

### **1. Agenda Item J-1. 25 Cities San Diego Project- Tom Theisen**

Tom Theisen discussed San Diego being selected, along with other U.S. communities, to participate in Zero: 2016, a national campaign to end veteran and chronic homelessness. 25 Cities San Diego, the local arm of a national initiative with the same aim, is working in tandem with Zero: 2016 by providing the necessary tools to ultimately end veteran and chronic homelessness in the region. To reflect this partnership, the initiative has been renamed 25 Cities San Diego, Setting a Path to ZERO.

The Coordinated Assessment and Housing Placement System (CAHP) designed and implemented by 25 Cities San Diego earlier in 2014 has played a key role in laying the groundwork to meet the national campaign goals. The CAHP system creates coordinated entry points and a coordinated assessment for homeless individuals to access services and receive housing placement – while prioritizing resources on an individual basis. It focuses on a person's specific needs versus fitting a client into a one-size-fits-all program, and replaces previously used methods that were disconnected, confusing and inefficient.

Zero: 2016 was established and is funded by Community Solutions, a national nonprofit based in New York City. The initiative is a rigorous follow-on to the group's successful 100,000 Homes Campaign, which announced in June 2014 that it had helped communities house 105,000 chronically homeless Americans in under four years.

San Diego was selected for Zero: 2016 because of its participation and progress with 25 Cities. The initiative was formally launched in January 2015 during the national 2015

Homeless Point-in-Time Count, during which local volunteers canvas area streets and shelters to enumerate the local homeless population.

For more information: <http://www.housingsd.org/san-diego-update> or <http://www.25citiessd.org/>

#### Discussion/Questions/Comments

- Immediate needs: Affordable housing sites and supportive services and case management once someone is placed in affordable housing.
- Uniqueness about the San Diego population: “on the extreme” for length of time someone has been homeless and broader mental illness among homeless
- 1<sup>st</sup> step in expansion to Mission Valley is to establish a plan/approach
- Individuals will be offered services and housing, if they refuse, existing supportive services will be systematically removed as an incentive for them to enter this program.

## **2. Agenda Item J-2. San Diego Mission Road Townhomes- Tony Pauker**

Tony Pauker reviewed the preliminary San Diego Mission Road Townhomes project to develop 56- 58 townhomes located at 10222-10396 San Diego Mission Road at the intersection of Rancho Mission Rd. The project will be formally submitted to the City in September. The townhomes are projected to be between 1,400-1,800 sq. ft./ 3-4 bedrooms and have three stories.

#### Discussion/Questions/Comments

- Number of affordable housing units-6 units at a range of \$250,000-\$300,000.
- Target price of Townhomes \$530,000-\$600,000.
- Sustainability—still looking at options including solar in some units
- Trolley stop---project will have access to stop

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

## **Agenda Item J-3-- Selection/appointment of members to Mission Valley Community Plan Update Committee**

Dottie Surdi appointed Derek Hulse as a Board member.

### **Community Members:**

There were 14 applications for 11 positions so a lottery was held to select the members.

Dottie Surdi appointed the following:

Stephen Fluhr  
Terrance Fox  
Ryan Holborn  
Richard Ledford  
David Norvell  
Patrick Pierce  
Michael Richter  
Phillip Saenkov

Rebecca Sappenfield  
John Schneidmiller  
Karen Tournaire

MVPG Board Members appointed previously:  
Chair: John Nugent  
Vice Chairs: Andrew Michajlenko and Elizabeth Leventhal

Members:  
Deborah Bossmeyer  
Paul Brown  
Perry Dealy  
Alan Grant  
Rob Hutsel  
Marco Sessa  
Dottie Surdi  
Josh Weiselberg

## **K. OLD BUSINESS**

### **1. Subcommittee Reports:**

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

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

The committee did not meet so there was no report.

Randy explained that with the approval of the revised MVPG By-laws the MVPG Chair will need to appoint the DAB standing committee members. It is anticipated that it will occur at the September MVPG meeting. MVPG members who are interested in serving or continuing service on the MVPG Board should contact Randy.

The description of the DAB standing committee from the revised MVPG By-laws follows:

“1. Design Advisory Board (DAB)

(A)The Design Advisory Board (DAB) shall be composed of seven (7) to ten (10) members. The committee members, and chair, shall be appointed by the Chair of the Mission Valley Planning Group and shall serve until he/she resigns or a successor is duly appointed and qualified.

(B) Committee members should be persons who are specifically qualified by reason of training or experience in history, art, architecture, land development, landscape architecture, tourism, planning, or other relevant business or profession able to judge the aesthetic and/or design effects of a proposed development. The majority of the members shall be Board Members of the Mission Valley Planning Group. At least two (2) committee members should be registered architects. Mission Valley Planning Group membership is not required to serve on the standing committee. Non-Board members, who are duly appointed by a planning group to serve on a subcommittee, may be indemnified by the City in accordance with Ordinance No. O-1708619883 NS, and any future amendments thereto.

(C) Committee members may be replaced after three consecutive, unexcused absences from the Design Advisory Board meetings.

(D) A majority of the members shall constitute a quorum for the transaction of business and a majority vote of those present shall be sufficient to vote on any agenda item. The Design Advisory Board may adopt rules of procedure to be used during its meetings.

(E) Minutes of the meetings shall be kept and either incorporated into the minutes of the Mission Valley Planning Group minutes or posted separately on the City website.”

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

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

An informal CPUS committee meeting was held on July 10, 2015 from 3:00 to 4:30 p.m. in Mission Valley Library Community Room. The primary purpose of the July meeting was a CPUS interest meeting where there was a discussion on community outreach for the Community Plan Update. Applications for community members to serve on the CPUS were available.

A summary of comments received at the Community Plan community kick off meeting was distributed and reviewed.

The following is a summary of the most frequent comments submitted on the comment cards by meeting participants:

- Create a development vision rather than development restrictions
- Ensure that there is a fair amount of quality new affordable housing
- Incorporate history into the planning and development of Mission Valley
- Maintain Riverwalk golf course in its current condition
- Balance needs of current residents and new development, reach out to surrounding communities, and maintain community character
- Ensure public facilities and services (water, landfills, and police) are adequate to accommodate growth and new development
- Address traffic issues throughout valley and expand multi-modal transit opportunities
- Increase opportunities to recreate, develop open space areas, provide pedestrian paths and increase access to the San Diego River

The agenda for the August meeting includes the topics of transportation/existing conditions.

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 – Jason Broad

The committee did not meet so there was no report

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

Elizabeth Leventhal thanked Tom for the 25 Cities presentation.

### 3) Riverwalk-John Nugent

The committee did not meet: No report.

## **2. Community Reports**

### 1. San Diego River Coalition

Alan Grant reported that no meeting was held in July.

An agenda for the August meeting has not been set.

The 2015 Anniversary Party will be on September 17<sup>th</sup> at the Carlton Oaks Golf Course in Santee.

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

## **4. Miscellaneous Mail**

There were no items

## **5. Miscellaneous Items**

There were no items

**L. ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:15 P.M.

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

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John Nugent, Secretary