

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

**July 01, 2015**

**MEMBERS PRESENT**

Steve Abbo  
Deborah Bossmeyer  
Jason Broad  
Paul Brown  
Bob Cummings  
Perry Dealy  
Robert Doherty  
Randall Dolph  
Alan Grant  
Derek Hulse  
Rob Hutsel  
Elizabeth Leventhal  
John Nugent  
Keith Pittsford  
Marco Sessa  
Dottie Surdi  
Rick Tarbell  
Josh Weiselberg

**MEMBERS ABSENT**

John Carson  
Matthew Guillory  
John Laraia  
Andrew Michajlenko  
Jim Penner  
Alex Plishner

**GUESTS**

Sara Cadens  
Richard Ledford  
Khoa Nguyen  
Justine Nielsen  
David Norvell  
Phil Rath  
Mary Shepperd  
Tom Thiessen  
Rick Wilson

**FEDERAL REP'S STAFF**

**STATE STAFF**

**CITY STAFF**

Julio DeGuzman  
Anthony George  
Nancy Graham  
Karen Reilly  
Liz Saidkhanian

Dottie Surdi, Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12: 00 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

**A. CALL TO ORDER**

Verify Quorum: 14 members were present, constituting a quorum.

**B. PLEDGE OF ALLEGIANCE –**

Paul Brown 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**

**Randall Dolph moved to approve the minutes of the June 03, 2015 regular meeting. Rob Hutzel seconded the motion. Minutes were approved 9 –0 – 5 with Paul Brown Perry Dealy, Randall Dolph, Alan Grant, Rob Hutzel, Elizabeth Leventhal, John Nugent, Dottie Surdi, and Josh Weiselberg voting yes, and Steve Abbo, Bob Cummings, Robert Doherty, Derek Hulse, Rick Tarbell 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

There were no public comments

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

John Nugent nominated Keith Pittsford to the position of Local Businessperson with the term expiring in March 2016.

**John Nugent moved to elect Keith Pittsford to the position of Local Businessperson with the term expiring in March 2016. Perry Dealy seconded the motion. Motion approved 15 –1 – 0 with Steve Abbo, Jason Broad, Paul Brown, Bob Cummings, Perry Dealy, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Rob Hutzel, Elizabeth Leventhal, John Nugent, Keith Pittsford, Dottie Surdi, Rick Tarbell, voting yes and Josh Weiselberg voting no.**

John stated that a report on the March 2016 Board election will be discussed next month.

John reported that the City attorney’s office has signed off on the Mission Valley Planning Group revised By-laws. The MVPG revised By-laws ae being prepared for submittal to the San Diego City Council for their review and approval.

#### **G. TREASURER’S REPORT**

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

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

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

**2. Fire Department** – No report.

## **I. GOVERNMENTAL STAFF REPORTS**

### **1. Mayor's Office**

Anthony George reported on:

- The council vote to make voluntary water restrictions mandatory, Homeowners will have to cut down to two days of outdoor watering and the run time is 5 minutes starting July 1. Odd number homes can water on Sunday and Thursday. Even number homes can water Wednesday and Saturdays. Commercial, condo and apartments: Monday and Friday. No more outdoor watering within 48 hours of measurable rain and washing vehicles only before 10am and after 6pm. The City water restrictions and watering schedules
- The Mayor announced that \$1.2 million in turf replacement rebates are available for San Diego residents beginning July 1. Outdoor irrigation accounts for more than 50% of residential water use. Individuals can log onto the city website and go to our water department tab for applications. Rebate program for turf removal
- Community Plan Update kickoff meeting

Discussion/Questions/Comments

- Mission Valley Traffic Signal Optimization 2016 budget item
- Status of San Diego Chargers/Mayor negotiations

### **2. City Attorney's office**

Julio DeGuzman reviewed the partnership with public, police and City Attorney's office for "Stay Away Orders"

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:

- Thanked Nancy Graham and her team for a very well planned and executed Open House for the Mission Valley Community Plan Update.
- The Councilmember was disappointed that Traffic Signal Optimization did not receive funding in the FY 2016 budget, however his office will continue to work with staff to locate possible grants for this project
- SDG&E is currently replacing a natural gas line along Friars Road near the Fashion Valley Mall. At the start of the project, traffic permits were only issued for night work. The night work was found to be very disruptive to residents in the area. In order to remedy the situation, the Councilmember had a very productive meeting with City Staff and SDG&E earlier this week and on a trial basis that work has been moved to during the day. The office will be following this issue very closely.

### **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 City of San Diego posted notice of the preparation of an environmental impact report (EIR) for the Mission Valley stadium site. The Public meeting to discuss the scope of the EIR will be held at 6 p.m. on July 15 at the stadium. Written comments also accepted.

For more information:

[http://docs.sandiego.gov/citybulletin\\_publicnotices/CEQA/PN1300%20Final%20NOP%20Date%206-22-15.pdf](http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20Final%20NOP%20Date%206-22-15.pdf)

#### 4. State Representatives

a. Senate Member's Office – Sen. Marty Block from the 39<sup>th</sup> Senate District l. 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 not present. No report

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 CUP Type 20 ABC License/Mission Valley Chevron – Robert Faudoa- Action Item**

**Draft Motion:** Recommend a Conditional Use Permit (CUP) for a Type 20 ABC license for sale of Alcohol Beverages for offsite consumption at an existing mini mart at the Chevron Gas station at 2290 Camino Del Rio N.

Robert Faudoa from Gary Engineering reviewed some revised exterior design, floor plan and site plan changes for the property at the Chevron Gas station at 2290 Camino Del Rio N. The applicable permits have been applied for through the City but do not require approval by the MVPG.

Robert provided a handout of the requirements by Chevron, the City of San Diego and Alcohol Beverage Control (ABC) for selling wine and beer at a mini mart connect with a gas station.

Robert asked for approval of Conditional Use Permit (CUP) for a Type 20 ABC license for sale of Alcohol Beverages for offsite consumption at an existing mini mart at the Chevron Gas station at 2290 Camino Del Rio N. for bulk sale only, no single bottles/servings.

#### Discussion/Questions/Comments

- Numerous expressions of frustration over the minimum changes that were made on the on design and landscaping of property based on previous comments and concerns of MVPG members.
- Numerous expressions of frustration over MVPG having “no vote” on design and landscaping of property, especially since the property is at a gateway point to the Mission Valley and is plain and unattractive.
- Revised building design and landscaping does not meet the standard to go the MVPG Design Advisory Board Standing Committee
- Location/access by public of placement trash receptacle
- Weeds/trash between property and Qualcomm Way
- Importance of San Diego Police Department vice report being available in making decision

**Rob Hutsel moved to Recommend a Conditional Use Permit (CUP) for a Type 20 ABC license for sale of bulk (no single bottles/servings) Alcohol Beverages for off site consumption at an existing mini mart at the Chevron Gas station at 2290 Camino Del Rio N. Deborah Bossmeyer seconded the motion. Motion was NOT approved 4 –14 – 0 with Steve Abbo, Paul Brown, Perry Dealy, Rob Hutsel voting yes and Deborah Bossmeyer, Jason Broad, Bob Cummings, Robert Doherty, Randall Dolph, Alan Grant, Derek Hulse, Elizabeth Leventhal, John Nugent, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, and Josh Weiselberg voting no**

#### **2. Agenda Item J-2. Medical Marijuana Consumer Cooperative (MMCC) CUP/SDP at 3455 Camino Del Rio S. Project No. 368346 - Khoa Nguyen- Action Item**

**Draft motion:** Recommend a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC) and a Site Development Permit (SDP) for a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 4,877 square foot building located at 3455 Camino Del Rio South

Phil Rath reviewed the project and discussed the solution of “shared parking” in order to meet the parking requirements:

The proposed project requires a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC) and a Site Development Permit (SDP) because the project will generate Average Daily Trips (ADT) in excess of the Threshold 1 in the Mission Valley Planned District Ordinance (MVPDO). The facility is proposing to operate within a 4,877 square-foot-building located at 3455 Camino Del Rio South, using 1,564 square feet of the building space. The 0.36-acre project site is located in Mission Valley Community Plan Area and the District 3 City Council District.

The City review staff is recommending a denial of this application because it does not meet the minimum, 1,000 feet, separation requirement from a park. Indian Hills Open Space Park is located above the valley in Normal Heights along Cromwell Ct. City staff recognizes that the proposed Medical Marijuana Consumer Cooperative is separated from the park by a hillside. However, SDMC 113.0225 does not allow for the hillside to be a

factor, therefore the City staff must recommend denial of this application because it does not meet the minimum separation requirement.

Phil Rath reviewed the location of the park and discussed the “common sense test” and physical accessibility to the park from the proposed MMCC location.

#### Discussion/Questions/Comments

- The definition of a park
- Proximity of park
- Relation of this location to the approved MMCC at 3703 Camino Del Rio South.
- Number of MMCC’s that can be located in each City Council District (4). Since the MVPG is included in parts of Council District 3 and 7 there is the potential of 8 MMCC sites within in the area of the Mission Valley Planning Group.
- Role of planning group, can it make a recommendation that goes against a city code or law

**Jason Broad moved to Recommend a Conditional Use Permit (CUP) and a Site Development Permit (SDP) for a for a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 4,877 square foot building located at 3455 Camino Del Rio South. Alan Grant seconded the motion. Motion was NOT approved 7–8 – 1 with Steve Abbo, Deborah Bossmeyer, Jason Broad, Robert Doherty, Marco Sessa, Rick Tarbell, Josh Weiselberg voting yes, Paul Brown, Randall Dolph, Alan Grant, Rob Hutsel, Elizabeth Leventhal, John Nugent, Keith Pittsford, Dottie Surdi voting no and Derek Hulse abstaining.**

#### **Agenda Item J-3-- 25 Cities San Diego Project- Tom Thiessen- Information Item**

Due to the length of discussion on the Action Agenda Items Tom Thiessen was not able to make his presentation and will be rescheduled.

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

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

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

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

The committee did not meet so there was no report.

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

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

The CPUS Community Kickoff Meeting Open House happened on June 30, 2015 at the Scottish Rite Event Center.

The CPUS committee meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library. An organizational meeting is July 10, 2015 from 3:00 to 4:30 p.m. in Mission Valley Library Community Room. The primary purpose of the July meeting will be a CPUS Interest Meeting where ongoing community outreach for the

Community Plan Update will be discussed. Applications for community members to serve on the CPUS will be available.

Community members interested in serving as a member of the CPUS are required to submit an application form and proof of eligibility by July 24, 2015.

Community members will be selected at a publically-noticed lottery at the next MVPG meeting on August 5, 2015. The meeting will be held at the Mission Valley Library Community Room from 12:00 p.m. to 2:00 p.m.

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 did not have a report.

### 3) Riverwalk-John Nugent

John reported that Related CA is no longer the developer for the Riverwalk Golf Course property.

The owners of the Riverwalk Golf Course property are interviewing other Development Firms to partner with and hope to have a new developer secured soon.

## **2. Community Reports**

### 1. San Diego River Coalition

Rob Hutsel reported that the June meeting included a seminar on “Why Does the River Smell and What Can Be Done About It?” with panelists:

- Doug McPherson, US. Bureau of Reclamation
- Carey Nagoda, CA. Regional Water Quality Control Board
- Andre Sonksen, City of San Diego
- John Kennedy, SDRPF RiverWatch Team Leader

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

### **3. Community Planning Chairs Meeting –**

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

### **4. Miscellaneous Mail**

There were no items

### **5. Miscellaneous Items**

There were no items

**L. ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:32 P.M.

The next regular meeting will be on Wednesday August 05, 2015 at 12:00 p.m. at the Mission Valley Library, Community Room.

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John Nugent, Secretary