

MISSION VALLEY PLANNING GROUP

June 14, 2019

City of San Diego
Planning Department
9485 Aero Drive, M.S. 413
San Diego, CA 92123

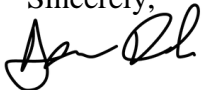
Re: *Mission Valley Planning Group Annual Report*

Planning Staff:

Enclosed please find the annual report from the Mission Valley Planning group. This enclosure includes all meeting minutes from the March 2018 – March 2019 planning period.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Jonathan Frankel
Chair

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

March 07, 2018

Members Present:

Steve Abbo, Paul Brown, Cameron Bucher, Bob Cummings, Kaye Durant, Alan Grant, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Josh Weiselberg

Members Absent: Mary Holland

City/Government Staff:

Tom Bostedt, Naomi Siodmok, Liz Saidkhanian, Brian Schoenfisch, Ryan Trabuco, Zach Bunshoft, Karen Reilly, Javier Gomez

Guests:

See list at end of minutes

A. CALL TO ORDER

Dottie Surdi Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12: 10 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

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

B. PLEDGE OF ALLEGIANCE –

Cameron Bucher led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Dottie thanked everyone for their support during her tenure as Chair.

Guests introduced themselves.

D. APPROVAL OF MINUTES

Kaye Durant moved to approve the minutes of the February 07, 2017 regular meeting. Cameron Bucher seconded the motion. Minutes were approved –0 – with Steve Abbo, Paul Brown, Cameron Bucher, Bob Cummings, Kaye Durant, Alan Grant, Rob Hutsel, Elizabeth Leventhal, John Nugent, Dottie Surdi, Josh Weiselberg voting yes, and Kathy McSherry, Jim Penner, Keith Pittsford abstaining.

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan

when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.”
Mission Valley Planning Group Bylaws as Amended and approved July 2015

The following topics were addressed:

- Officer Tom Bostedt reported on the changes at the San Diego Police Departments with the new Police Chief, including a new position of a new deputy chief for Homelessness—details still being worked out.
- Gates being installed at key road ways to close when flooding occurs.
- Concern about marijuana business/zoning application for 7850 Mission Center Court

F. MEMBERSHIP BUSINESS

Membership Meeting Election Results:

Elected to MVPG Board at March 2018 Membership meeting with terms ending 2022.

PROPERTY TAXPAYER

Michele Addington

Derek Hulse

Larry Wenell

LOCAL BUSINESSPERSON

Cameron Bucher

Alan Grant

Marco Sessa

RESIDENT

Jonathan Frankel

Andrew Michajlenko

Dottie E. Surdi*

PROPERTY OWNER

Bob Cummings

Rob Hutsel

Rick Tarbell

Membership Chair Keith Pittsford reported:

1. Notice of Election of MVPG Officers

The selection of the MVPG officers for the next 4 years will be completed by a MVPG Board vote at the April 2018 meeting.

The officer positions are: Chairperson, Vice Chairperson, Secretary and Treasurer.

Board members were invited to submit their interest in serving in one of the positions to Keith Pittsford at: kpittsford@sgpa.com.

From MVPG Bylaws:
ARTICLE VII Planning Group Officers

Section 1. The officers of the Mission Valley Planning Group (Executive Committee) shall be elected from and by the members of the planning group. Said officers shall consist of a Chairperson, Vice Chairperson, Secretary and Treasurer. The length of an officer's term shall be 4 years, except that no person may serve in the same planning group office for more than eight consecutive years. After a period of one year in which that person did not serve as an officer that person shall again be eligible to serve as an officer.

Section 2. Chairperson. The Chairperson shall be the principal officer of a recognized community planning group and shall preside over all planning group, general membership and communitywide meetings organized by the planning group and shall be empowered to appoint subcommittees and subcommittee chairpersons to assist in carrying on the business of the committee.

Appeals of discretionary decisions to the City shall be made by the Chairperson or, if necessary because of direct economic interest or absence, by a designee identified to appeal that particular action on behalf of the planning group.

Section 3. Vice Chairperson. In the absence of the Chairperson, the Vice Chairperson shall perform all the duties and responsibilities of the Chairperson.

Section 4. Secretary. The Secretary shall be responsible for the planning group's correspondence, attendance records, and minutes and actions including identification of those planning group members that constitute a quorum, who vote on an action item, and who may abstain or recuse and the reasons, and shall assure that planning group members and members of the public have access to this information. The Secretary may take on these responsibilities or may identify individuals to assist in these duties.

Section 5. Treasurer. The Treasurer shall deposit all moneys in the name and to the credit of the planning group with such depositories as may be designated by the Executive Committee. The Treasurer shall disburse the funds of the planning group as may be ordered by the planning group, shall render to the planning group, when it requests an account of all of the community planning group's transactions and of the financial condition of the planning group.

Section 6. The Chairperson shall be a recognized community planning group's representative to the Community Planners Committee (CPC). However, by vote of the planning group, a planning group member other than the chair may be selected as the official representative to CPC with the same voting rights and privileges as the chair. Designation of a member other than the chair for either representative, as well as for the planning group's alternate to CPC, shall be forwarded in writing to the staff representative to CPC prior to extension of voting rights and member attendance.

Section 7. The Mission Valley Planning Group officers and representatives to the CPC shall promptly disseminate to all elected planning group members pertinent information that is received by the planning group regarding its official business.

2. MVPG Standing Committees and Subcommittee appointments

With some MVPG Board members rotating off the MVPG Board, new members joining and the election of MVPG officers all MVPG Standing Committees and Subcommittee Chairs and members will need to be reappointed/appointed by the new Chair. A call will be made at the April meeting, once the MVPG Officers have been elected, for volunteers to serve on Standing Committees and/or subcommittees. The Standing Committees and/or subcommittees Chairs and members will be appointed after the MVPG Chair is elected, currently scheduled for the April 2018 MVPG Board meeting..

From the MVPG By-laws

Article VII

*Section 2. Chairperson. The Chairperson shall be the principal officer of a recognized community planning group and shall preside over all planning group, general membership and communitywide meetings organized by the planning group and **shall be empowered to appoint subcommittees and subcommittee chairpersons** to assist in carrying on the business of the committee.*

Article VI-Section 2

(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, the Mission Valley Community Plan Update Committee, and the Membership Committee. (See Exhibit B)

(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.

(iii) SUBCOMMITTEE COMPOSITION – Subcommittees shall contain a majority of members who are members of the planning group.

Non-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-19883 NS, and any future amendments thereto, provided they satisfy any and all requirements of the Administrative Guidelines.

(iv) RECOMMENDATIONS – Subcommittee recommendations must be brought forth to the full planning group for formal vote at a noticed public meeting. In no case may a committee or subcommittee recommendation be forwarded directly to the City as the formal recommendation of the planning group without a formal vote of the full planning group.

3. Open positions on MVPG Board

The current Board position open are for terms ending in 2020. There is one opening under the Property Taxpayer category and one opening under the Property Owner category. There may also be an opening in the Resident category due to Board absences.

G. TREASURER'S REPORT

The balance remains at \$1,344.16

H. ACTION ITEMS

1. No items

I. INFORMATION ITEMS

1. Riverwalk San Diego

Bhavesh Parikh presented an overview of the Riverwalk San Diego Project.

The Riverwalk San Diego Development is a mixed-use project to redevelop the 200-acre Riverwalk golf course in west Mission Valley. <http://riverwalksd.com/>

The proposed plan will transform the existing Riverwalk specific plan into a balanced, mixed-use community with a large new public park, residential living, community-oriented retail uses, new transit access, and office space.

Major community benefits from the project are:

Environment – restores river to natural habitat and fulfills the City of San Diego's Climate Action Plan

Community – creates a walkable, live-work-play neighborhood

Economy – creates needed housing, local jobs, and local economic activity

The Levi Cushman Family Trust has owned the land for more than a century and has been planning to redevelop the golf course for more than 30 years.

Recently Hines, a Houston-based real estate development firm, signed a partnership/co-ownership agreement with the Levi Cushman Family Trust. <https://www.hines.com/> As the co-owner of the property, Hines brings extensive experience in a range of property types, and a commitment to sustainability. The Hines project leaders are local residents, and Hines has extensive real estate projects in Southern California.

The plan is to remake the Riverwalk Golf Club into a mixed-use development (neighborhood with housing, retail shops that serve daily needs; new office space that has options to get around —whether trolley or bicycle or walking and river park area) with 4,300 housing units on the north side of the San Diego River.

The goals of the project include:

- Restore the San Diego River
- Create natural habitat
- Build a mix of housing, including senior and affordable units

- Create a mobility environment including pedestrian paths, share roads for bicyclists, wider sidewalks, and walkways connecting nearby developments and Fashion Valley Mall.
- Be compliant with the goals of the city’s Climate Action Plan
- Encourage mass transit, including building a trolley stop for the Green Line that runs through the property..
- Create new office space for a blank campus opportunity for companies to relocate to San Diego, or for businesses and institutions to expand
- Create a public park/river park area, which would be about 40 percent of the square footage of the project.
- Design a retail area that has brick buildings with an authentic look and character- Some located below balconies of residences.
- Office spaces designed using metal and glass for office spaces
- Designing buildings with differentiating architecture that still compliments neighboring developments.
- Having adequate parking so parking does not spill into other communities or along Friars Road
- Address the homeless issues that a new open space park may encourage
- Celebrate history of Mission Valley
- Address “food desert” in western part of Mission Valley
- Connections/similar design to neighboring properties, especially Mission Greens and The Courtyards
- Create active “welcoming” environment along Friars Road.

Hines has been obtaining public input for the Riverwalk project through the public workshops, its website and project subcommittees associated with the Linda Vista and Mission Valley Planning Groups. See <http://bit.ly/2CfVDMS>. or <http://lime.migwebtech.com/index.php/survey/index/sid/975146/lang/en>

In 2018 the project developers will submit a full proposal to the City of San Diego and will, with the City, conduct a public scoping meeting for the project’s Environmental Impact Report and complete traffic study.

This submittal aims to amend/replace the Levi Cushman Plan that the City of San Diego approved for the site in the 1980s. The existing approved plan includes square footage for residential buildings, office buildings, hotel, retail but not a lot of continuous open space areas and does not make the restoration of the San Diego River a priority.

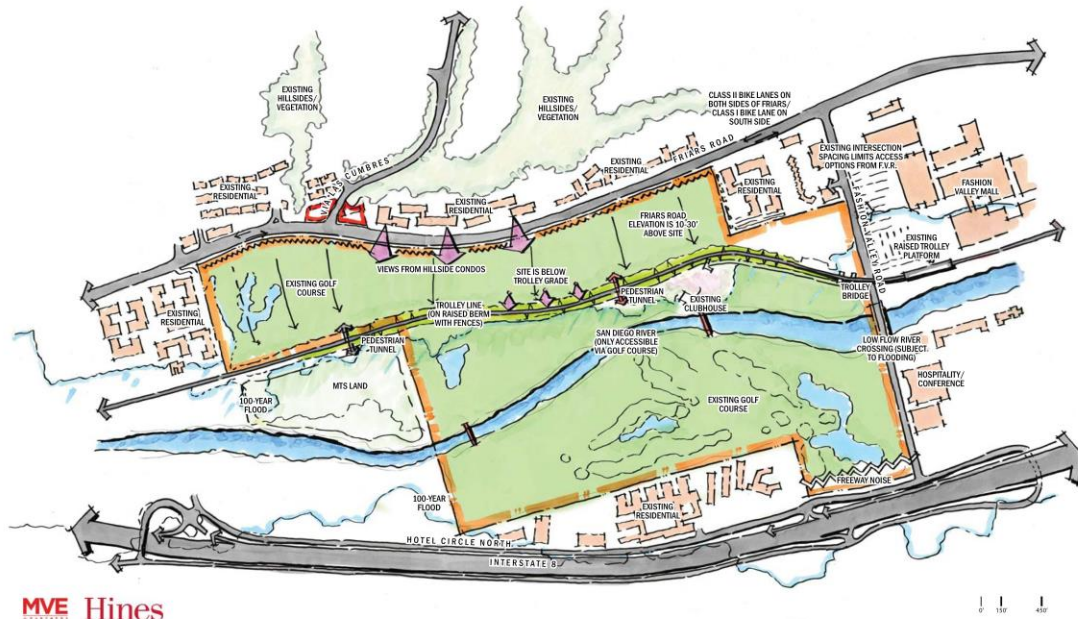
Comparison: Old vs. New Riverwalk

		Previously-Approved Levi-Cushman Plan	Proposed Riverwalk Plan	
	Open and Park Space	50 acres	80 acres	↑
	Hotel	1000 rooms	0 rooms	↓
	Office Space	2.6 million square feet	1 million square feet	↓
	Retail Space	200,000 square feet	140,000 square feet	↓
	Housing	1,329 dwelling units	4,300 dwelling units	↑

2A. SITE PLAN AND USES

RIVERWALK SAN DIEGO

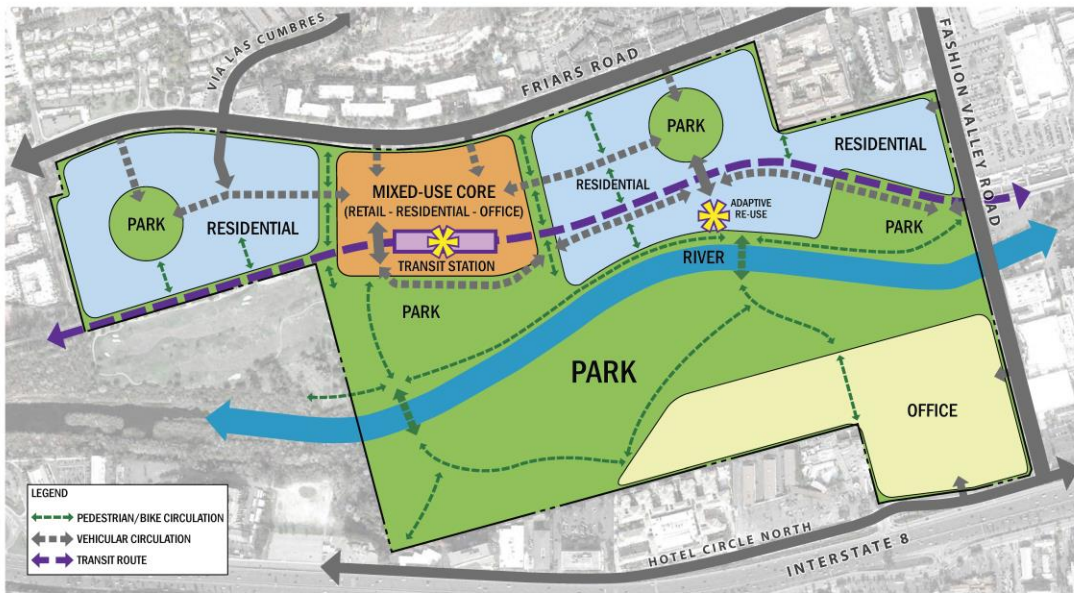
Site Analysis: Existing Conditions



2B. SITE PLAN AND USES

RIVERWALK SAN DIEGO

Site Concept



MVE Hines

RIVERWALK

July 2017

2C. SITE PLAN AND USES

RIVERWALK SAN DIEGO

Preliminary Site Plan



For more information on Riverwalk, or to offer comment on the project through an online workshop, visit riverwalksd.com.

Discussion/Comments/Questions

- Bridge from office towers on south side of river to north side residential units.
- What is phasing of project? A. Still being worked out but will start on north side of river
- Components of park—A. Balance of active/passive areas.
- 14 acres of MTS land on northwest corner of property, will it be incorporated into project? A. Developers are in talks with MTA about land, nothing to report at this time.
- Will the park be a private or public park? A. To Be Determined
- Traffic? A. Traffic studies are dependent on SANDAG. They have not been completed yet. When studies are completed developer will return to MVPG to review.
- Height of buildings? A. Currently planning on 3-7 stories.
- Will all 4, 000 units be rentals? A. To Be Determined
- Can there be some office on north side of river and some housing on south side of river? A. Feasibility is being reviewed.
- Are flooding issues on Fashion Valley Road being studied? Yes it is being studied/discussed with all the stakeholders who have an interest in the road.

A. Standing Committees:

1) Design Advisory Board

The DAB did not meet

2) Mission Valley Community Plan Update- Elizabeth Leventhal

The Community Plan Update Subcommittee (CPUS) did not meet in February.

Naomi Siodmok reported that the Mission Valley Community Plan Update Subcommittee scheduled for Friday, March 9, 2018, has been cancelled. Nancy Graham is out sick and City Planning staff is still working through delays with the traffic modeling process.

The April meeting will be on April 13, 2018 at 3:00 at the Mission Valley Library.

The CPUS committee normally 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) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal had no new updates:

2) Riverwalk-Rob Hutsel

The Committee met on February 08, 2018 at noon at the Mission Valley Library. The topic was on amenities for the project.

The March meeting has been cancelled. The April meeting will be on April 13, 2018 at noon at the Mission Valley Library

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

3. MV Stadium Redevelopment-Paul Brown

The Sub Committee met on February 23, 2018.

Paul Brown reported that members discussed the approach the committee would take to fulfill its assignment.

It was agreed that a list of questions would be developed for the Friends of SDSU (“Friends”), much like the questions that were developed for FS. As part of this process, the members will develop a list of priorities that each member believes are most important for the Valley. Each of these priorities will be given a numerical value and a “scorecard” will be shared with the MVPG to help it make a decision to which initiative to support, if any. This list will be delivered to the MVPG at the April 4 meeting.

The questions for the Friends are to be submitted to Kaye Durant by March 16.

The next meeting of the sub-committee will be March 23, 2018 at 1:00 PM

2. Community Reports

1. San Diego River Coalition

A meeting was held on February 16, 2018.

The agenda included:

- River Trail Committee Report
- Formation of Headwaters Committee
- 2018 Priorities - Updates
- Current Private Development Projects
- Legislation and Public Project News

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

The next meeting will on March 16, 2018. The topic will be the San Diego Riverwalk Development.

More info at: www.sdrivercoalition.org

3. Community Planning Chairs Meeting –

A meeting was held on February 27, 2018.

Dottie reported that she and John Nugent attended. The agenda included:

- City Council Member Georgette Gomez discussed the SGLU Committee’s adopted Work Plan for the coming year
- Laura Black, Deputy Director, Long Range Planning, of the City Planning Department provided an update regarding Planning Department leadership changes and office relocation.
- Robin Shiflett, Development Project Manager, and Liz Drake, AECOM, provided an update on the City Parks Master Plan.
- Chris Kime, Principal Performance City Auditor reviewed the outlines of the ongoing audit of community planning groups.
- Nico Calavita, Professor Emeritus, City Planning Program, San Diego State University made a presentation on the concept of “Land Value Recapture” as a city planning implementation tool that could provide additional funding for community benefits and affordable housing. The premise of Land Value Recapture is that when public action increases land value, the public should share in the increased values caused by public actions.

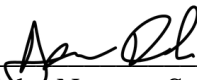
Agendas and Minutes of meetings are located at:
<https://www.sandiego.gov/planning/community/cpc>

4. Miscellaneous Mail/Items/For the Good of the Order

Dottie was thanked for her service as Chair of the MVPG.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:33 P.M.

The next regular meeting will be on Wednesday April 04, 2018 at 12:00 p.m. at the Mission Valley Library, Community Room.

 for

John Nugent, Secretary

Design Advisory Board (DAB) Standing Committee

**DESIGN ADVISORY BOARD
Mission Valley Planning Group**

There are no minutes this month

The Community Plan Update Subcommittee (CPUS)

The Committee did not meet so there are no minutes this month

PHOTO OF GUEST SIGN IN SHEET FOR MARCH 07, 2018 MEETING

GUEST SIGN-IN

Meeting Date March 07, 2018

	Print Name	Print Affiliation
24	Albert D'Sa	Project
25	Bernice D'Sa	"
26	Tiffany Hilborn	Resident
27	Larry Wenell	Resident
28	Dachul Gregg	SDSU
29	Felicity Sosnoski	LVPG
30	Michael Shukowski	Resident
31	Willie Goodness	Resident
32	Robert Swanson	Ret.
33	Jeff Clausen	Miss. Willy Vans
34	Amy h. Tobia	FS DESIGN GROUP
35	Mary Stepp	Kerrick
36	David M. Hester	"
37	Mark Hulse	N/A
38	Daniel Smith	Scott's L.Rite, NCPI
39	BUSBY STEAM	I group Design
40	Raymond Chang	RIVERWALK
41	ANDREW MICHAJLENKO	RESIDENT
42	M. LESFOND	MURKIN
43	Peter Shore	Hires
44	Bhavish Parikh	Hires
	PERRY DEALY	DEALY DEV INC
	MICHELE ADDINGTON	MC HOA
	George Holbrook	Riverwalk HOA
	Pick-Tambor	Riverwalk

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

April 04, 2018

Members Present:

Michele Addington, Cameron Bucher, Bob Cummings, Kaye Durant, Jonathan Frankel, Alan Grant, Derek Hulse, Rob Hutsel, John LaRaia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Rick Tarbell, Josh Weiselberg, Larry Wenell

Members Absent: Marco Sessa, Dottie Surdi, Jim Penner, Steve Abbo

City/Government Staff:

Nancy Graham, Javier Gomez, Karen Reilly, Ryan Trabuco, Zach Bunshaft

Guests:

See list at end of minutes

A. CALL TO ORDER

John Nugent called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:01p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 17 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

John Nugent led the Pledge of Allegiance.

C. Election of MVPG Officers– Keith Pittsford

Keith Pittsford presented the candidates for MVPG officer positions. 14 ballots were cast and the following were elected to 4 year terms ending April 2022:

Chair: John Nugent

Vice Chair: Rob Hutsel

Secretary: Cameron Bucher

Treasurer: Elizabeth Leventhal

The new MVPG Officers assumed their positions.

D. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

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

--MVPG Standing Committees and Subcommittee appointments. John Nugent as Chair invited all present Standing Committees and Subcommittees including chairs thereof to continue their respective appointments. Chairs of each Committee and Subcommittee were asked to review their committee memberships. Nancy Graham sought clarification with respect to appointment of the Mission Valley Community Plan Update Committee membership. John Nugent indicated all present members, including both current MVPG

Board members and members of the public were invited to continue their participation in the Committee.

Guests introduced themselves.

D. APPROVAL OF MINUTES

Rob Hutsel moved to approve the minutes of the March 07, 2017 regular meeting. Bob Cummings seconded the motion. Minutes were approved 11-0-6 with Cameron Bucher, Bob Cummings, Kaye Durant, Alan Grant, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, John Nugent, Keith Pittsford, Josh Weiselberg voting yes, and

Michele Addington, Jonathan Frankel, Derek Hulse, Andrew Michajlenko, Rick Tarbell, Larry Wenell abstaining.

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.”
Mission Valley Planning Group Bylaws as Amended and approved July 2015

The following topics were addressed:

- City Hearing Officer ruled proposed marijuana dispensary to be located at Mission Center Court located too closely to nearby sensitive uses as existing slope/embankment did not constitute sufficient spatial buffer from sensitive uses pursuant to City ordinance. Action may be appealed to Planning Commission.
- PTA tracking marijuana related facilities to provide local businesses and parents information concerning location of such facilities and distances to/from sensitive uses, including schools and churches. Concerns that some marijuana facilities may be permitted closer to sensitive uses than allowed by ordinance as some sensitive users like churches and charter schools may not require permits for operation or may be operating without permits and thus no notice to the City of their existence. City of Los Angeles considering ordinance designating all open space land as sensitive uses and thus would require marijuana-related facilities to be located specific distances away therefrom. PTA urging City of San Diego to consider similar ordinance.

F. MEMBERSHIP BUSINESS

1. Open positions on MVPG Board

Keith Pittsford reviewed the current Board positions open are for terms ending in 2020. There is one opening under each of the Property Taxpayer, Property Owner and Resident categories. One application for one open seat has been submitted and the prospective Board Member qualified to serve. Any member of the public interested in serving is invited to apply.

G. TREASURER'S REPORT

The balance remains at \$1,344.16.

H. ACTION ITEMS

1. Authorize signatories for MVPG Bank Account

John LaRaia moved to approve the signatories on the MVPG Bank Account as John Nugent, Rob Hutsel and Elizabeth Leventhal and to remove all other current signatories, and Allan Grant seconded the motion. Motion was approved 17-0 -0 with Michele Addington, Cameron Bucher, Bob Cummings, Kaye Durant, Jonathan Frankel, Alan Grant, Derek Hulse, Rob Hutsel, John LaRaia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Rick Tarbell, Josh Weiselberg, Larry Wenell voting yes

2. Request from RiverWalk San Diego for Ad Hoc Riverwalk Subcommittee to serve also as the Riverwalk General Development Plan committee for the planned park in the development.- Bhavesh Parikh

Draft Action:

That the City's General Development Plan process for the planned park at Riverwalk San Diego be coordinated by the MVPG Ad Hoc Riverwalk Subcommittee serving as the Riverwalk San Diego General Development Plan committee

Bhavesh Parikh of Riverwalk San Diego discussed having the MVPG Ad Hoc Riverwalk subcommittee be the venue for the General Development Plan process associated with the proposed River Park at Riverwalk.

The suggested process would include 4 meetings of the MVPG Ad Hoc Riverwalk subcommittee, likely beginning in May 2018:

- Meeting 1: Verify GDP process and share all of the input and feedback to date regarding park amenities and park concepts created by the community. Obtain a consensus on the program for 2 park designs.
- Meeting 2: Present 2 park design alternatives in rough sketch form with supporting design character photographs along with findings regarding grading and hydraulics. Ideally come to a consensus regarding a direction for a preferred park design.
- Meeting 3: Presentation of a draft General Development Plan with supporting design character photographs and illustrations.
- Meeting 4: Presentation of Final General Development Plan and supporting graphics for subcommittee vote and approval.

The recommendation for the Final General Development Plan would then return to the MVPG for review and approval. Rob Hutsel, as chair, confirmed the request was acceptable to the subcommittee, but would confirm current membership roster prior to inviting additional members to join, but welcomed inquiries from persons interested in participating. The meetings would still be open to the public and input from the public is welcome.

Michele Addington moved that the City's General Development Plan process for the planned park at Riverwalk San Diego be coordinated by the MVPG Ad Hoc

Riverwalk Subcommittee serving as the Riverwalk San Diego General Development Plan committee. Kaye Durant seconded the motion. Motion was approved 16-0 -1 with

Michele Addington, Cameron Bucher, Bob Cummings, Kaye Durant, Jonathan Frankel, Alan Grant, Derek Hulse, Rob Hutsel, John LaRaia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Josh Weiselberg, and Larry Wenell voting yes and Rick Tarbell recusing himself.

I. INFORMATION ITEMS

1. No items

A. Standing Committees:

1) Design Advisory Board

The DAB did not meet, The next meeting will be on April 30, 2018. The committee is looking for additional members, including a chair. Please contact John Nugent for additional information.

2) Mission Valley Community Plan Update- Elizabeth Leventhal/Andrew Michajlenko

The Community Plan Update Subcommittee (CPUS) did not meet in March.

The April meeting will be on April 13, 2018 at 3:00 at the Mission Valley Library.

The CPUS committee normally meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library. The meetings are open to the public.

For more information please visit the CPUS website at:

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

B. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal had nothing new to report.

2) Riverwalk-Rob Hutsel

The April meeting will be on April 13, at noon at the Mission Valley Library

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

3. MV Stadium Redevelopment-Kaye Durant

The Committee met on March 23, 2018.

The members again discussed the approach the committee would take to fulfill its assignment.

It was agreed that there would be a gathering of members submitted questions After distribution committee members would submit the appropriate questions to Soccer City and Friends of SDSU, and others as appropriate.

The next meeting of the sub-committee will be rescheduled by Kaye Durant.

2. Community Reports

1. San Diego River Coalition

There was no meeting in March.

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

The next meeting will on April 20, 2018.

More info at: www.sdrivercoalition.org

3. Community Planning Chairs Meeting –

A meeting was held on March 27, 2018. John Nugent attended.

John Nugent reported that the agenda included:

- Proposed Middle Income Density Bonus Regulations
- Review of SB 827-the Planning & Zoning Transit Rich Housing Bonus Act and SB 828- the Land Use Housing Element Act
- Code Enforcement Priorities

Agendas and Minutes of meetings are located at:

<https://www.sandiego.gov/planning/community/cpc>

John Nugent indicated the need for an alternate to attend the Community Planning Chairs Meeting. Michele Addington volunteered to serve as the alternate and was so appointed by John Nugent.

4. Miscellaneous Mail/Items/For the Good of the Order

- Rob Hutsel provided a brief update on the river encampment clean ups and reported that the number of camps reduced from approximately 120 camps in October to approximately 50 at present. Rob commended the efforts and cooperation of City and local legislators' in facilitating the clean ups.
- Josh Weiselberg is continuing efforts for the installation of a no-turn-on-red sign at the intersection of Qualcomm and Camino De La Reina, north of Interstate 8.
- Nancy Graham reminded newly elected Board Members to complete the Community Orientation Workshop (“COW”) and that such can be done online or in person. There is a live workshop planned for May 5, 2018 at 8:30AM, City Hall, 12th Floor. Members must RSVP for the live workshop. Current Board Members are also welcomed and encouraged to attend as a refresher or to clarify current understandings of relevant policies.

The online version of the COW and information concerning the live workshops may also be found at the following link:

<https://www.sandiego.gov/planning/community/resources>

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 12:37P.M.

The next regular meeting will be on Wednesday May 02, 2018 at 12:00 p.m. at the Mission Valley Library, Community Room.



Cameron Bucher, Secretary

Design Advisory Board (DAB) Standing Committee

**DESIGN ADVISORY BOARD
Mission Valley Planning Group**

There are no minutes this month

The Community Plan Update Subcommittee (CPUS)

The Committee did not meet so there are no minutes this month

PHOTO OF GUEST SIGN IN SHEET FOR APRIL 04, 2018 MEETING

GUEST SIGN-IN

Meeting Date April 04, 2018

We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	ROBERT SHANDOR	MV RESIDENT
2	Willie Goodness	MV Resident
3	Bhavesh Perikh	Emerald
4	Mark Moss	Riverwalk
5	Armando Lozano	Riverwalk
6	Malia Pfister	USD
7	KEN GOTHEB	IVP, LLC
8	Frank Klein	Square Design
9	David Greig	SDSU
10		
11	PAM VICEMOSILLO	SUNDT
12	FERRY DEALY	LOW HINE
13	Robert and Powell	SNPC
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**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

May 2, 2018

Members Present:

Steve Abbo, Michele Addington, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Rick Tarbell, Marco Sessa, Dottie Surdi, Josh Weiselberg. *Perry Dealy joined after being elected.*

Members Absent: Cameron Bucher, Kaye Durant, Bob Cummings, Alan Grant, Larry Wenell, John La Raia

City/Government Staff:

Nancy Graham, Liz Saidkhanian, Javier Gomez, Ryan Trabuco, Zach Bunshaft

Guests:

See list at end of minutes

A. CALL TO ORDER

John Nugent called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:07p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

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

B. PLEDGE OF ALLEGIANCE –

Dottie Surdi led the Pledge of Allegiance.

C. Election of MVPG Officers– Keith Pittsford

Keith Pittsford nominated Perry Dealy for a term ending 2020 in either of the Property Owner category. Voting results 12 (unanimous) in favor and -0- against. Perry Dealy was seated on the MVPG as a member in the Property Owner category.

D. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

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

1. The July 4, 2018 regular meeting of the MVPG will be cancelled.

2. Committee Members

DESIGN ADVISORY BOARD (DAB) STANDING COMMITTEE MEMBERS:

MVPG Board members

Andrew Michajlenko, Chair

Michele Addington

John Nugent

Dottie Surdi

Larry Wenell

Non-MVPG

Paul Dugas
Steven Kiss
Jerry Shonkwileraia
Bruce Warren

RIVERWALK SUBCOMMITTEE MEMBERS

MVPG Members

Rob Hutsel (chair)
John Nugent
Dottie Surdi
Keith Pittsford
Elizabeth Leventhal
Steve Abbo
Bob Cummings
Michelle Addington

Non-MVPG

Robert Doherty
Bob Shandor
Mary Shepperd
Frank Schultz

John reported that on April 12, 2018 the City Council adopted new marijuana regulations and replaced Medical Marijuana Consumer Cooperatives (MMCC) with Marijuana Outlets.

4. Guests introduced themselves.

E. APPROVAL OF MINUTES

Keith Pittsford moved to approve the minutes of the April 4, 2017 regular meeting. Rob Hutsel seconded the motion. Minutes were approved 10-0-5 with Michele Addington, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Rick Tarbell, Josh Weiselberg, voting yes and Perry Dealy, Marco Sessa, Dottie Surdi, Jim Penner and Steve Abbo, abstaining.

F. APPROVAL OF ANNUAL REPORT

John Nugent presented the MVPG with the 2017 Annual Report of the MVPG for discussion and approval.

Elizabeth Leventhal moved to approve the 2017 Annual Report of the MVPG. Keith Pittsford seconded the motion. The matter was approved 15-0-0 with Steve Abbo, Michele Addington, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Marco Sessa,

Dottie Surdi, Jim Penner, Keith Pittsford, Rick Tarbell, Josh Weiselberg and Perry Dealy voting yes.

G. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.”
Mission Valley Planning Group Bylaws as Amended and approved July 2015

The following topics were addressed:

- No Community Plan update Meeting on Friday 5/11/2018
- eCow is on Saturday 5/5/2018 at 8:00AM
- San Diego River Day May 12-20

H. MEMBERSHIP COMMITTEE – Keith Pittsford

1. Open positions on MVPG Board

Keith Pittsford reviewed the current Board positions open are for terms ending in 2020. There is one opening under each of the Property Taxpayer, and Resident categories. Any member of the public interested in serving is invited to apply. *Currently we have 22 members out of a possible 24.*

I. TREASURER’S REPORT – Elizabeth Leventhal

The balance remains at \$1,344.16.

J. ACTION ITEMS

1. Neighborhood Use Permit: Sign Plan for Del Rio Apartments – Brandy Orner

Background: The proposed project's purpose is beautification of the existing sign program at Del Rio Apartment Homes on Fenton Parkway at Friars Road.

The following changes are included in the proposed Neighborhood Use Permit:
Ten existing signs will be refaced, including 6 monument signs on Fenton Parkway. Removal of twelve existing banner flag signs with 6 new banner flags to be installed along Friars Road. The monument sign at the corner of Friars and Fenton Parkway will be removed and replaced with a new monument sign. Five new leasing directional signs will be placed to assist the flow of vehicular traffic to find the leasing office, which is located at the eastern most driveway on Fenton Parkway.

Proposed Sign Plan may be downloaded here:

<https://www.dropbox.com/s/ddubo3mumt66yux/DEL%20RIO%20Sign%20Prog%20180216.pdf?dl=0>

The project was reviewed by the DAB April 30, 2018.

Perry Dealy moved to recommend approval of the Neighborhood Use Permit for the Sign Plan for Del Rio Apartments as submitted. Rob Hustel seconded the motion. The matter was approved 15-0-0 with Steve Abbo, Michele Addington, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Marco Sessa, Dottie Surdi, Jim Penner, Keith Pittsford, Rick Tarbell, Josh Weiselberg, and Perry Dealy voting yes.

2. Grand Jury Report on Community Planning Groups – John Nugent

Keith Pittsford moved to recommend approval of preparation of a written response to the San Diego City Planning Division concerning the Grand Jury Report as follows and Dottie Surdi seconded the motion.

Motion: The response to the Grand Jury Report on Community Planning Groups by the Mayor and City Council should include a resounding affirmation of the importance and positive role that Community Planning Groups have within the City Planning and Development Services Department and that efforts be made to strengthen communications among City Department and Community Planning Groups to indicate that there is a partnership between the Community Planning Groups and various City of San Diego departments. The MVPG does not support consolidation of Community Planning Groups but does support a review of the Community Planning Group Boundaries. The MVPG does support any efforts to improve recruiting of members, especially those that could result in more diverse Community Planning Group memberships.

The matter was approved 14-0-1 with Steve Abbo, Michele Addington, Derek Hulse, Rob Hutsel, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Marco Sessa, Dottie Surdi, Jim Penner, Keith Pittsford, Rick Tarbell, Josh Weiselberg voting yes and Perry Dealy abstaining.

K. INFORMATION ITEMS

1. No items

L. Committee/Community Reports:

A. Standing Committees:

1) Design Advisory Board – Andrew Michaeljenko

Andrew reviewed the minutes for the DAB meeting. Please see minutes below.

2) Mission Valley Community Plan Update- Elizabeth Levental/Andrew Michajlenko

The meeting scheduled for May 11, 2018 is cancelled.

The CPUS committee normally meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library. The meetings are open to the public.

For more information please visit the CPUS website at:
<http://www.sandiego.gov/planning/community/cpu/missionvalley/>

B. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal
Waiting on We All Count report.

2) Riverwalk-Rob Hutsel

Next meeting will be held May 11, 2018 at noon at Mission Valley Library.
For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

3. MV Stadium Redevelopment-Kaye Durant

No Report:

Next meeting will be held May 8, 2018 at 1 P.M. at Mission Valley Library.

2. Community Reports

1. San Diego River Coalition

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

The next meeting will be May 18, 2018.

More info at: www.sdrivercoalition.org

2. Community Planning Chairs Meeting –
A meeting was held on April 24, 2018. John Nugent attended.

John Nugent reported that the agenda included:

- Council Member David Alvarez discussing the proposed sidewalk repair policy.
- Introduction of new Planning Director Mike Hansen
- Master Storm Waster Maintenance Program
- Proposals to Restructure Community Planning Groups-Grand Jury and Circulate San Diego Reports

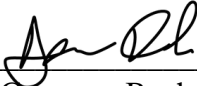
Agendas and Minutes of meetings are located at:
<https://www.sandiego.gov/planning/community/cpc>

3. Miscellaneous Mail/Items/For the Good of the Order

- Todd Gloria is hosting a Coffee on May 12 at 10:30AM at the La Hacienda Hotel in Old Town

M. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:03P.M.

The next regular meeting will be on Wednesday June 6, 2018 at 12:00 p.m. at the Mission Valley Library, Community Room.

– 

for Cameron Bucher, Secretary

Design Advisory Board (DAB) Standing Committee

**DESIGN ADVISORY BOARD
Mission Valley Planning Group**

MEETING NOTES
MISSION VALLEY DESIGN ADVISORY BOARD

Date:

Apr 30, 2018

Members Present:

Michele Addington, Andrew Michajlenko, John Nugent, Jerry Shonkwiler, Dottie Surdi

Members Absent:

Paul Dugas, Steven Kiss, Bruce Warren, Larry Wenell

San Diego City Planning Staff:

None

Other City Staff:

None

Others in Attendance:

Irvine Company : Chris Millard

Graphic Solutions : Ruben Andrews, Brandy Orner, Bonnie Snyder

Dinerstein: Josh Vasbinder

KLR Planning : Karen Ruggels

Meeting Notes:

A. Call to Order

Andrew Michajlenko called the regular meeting of the Mission Valley Design Advisory Board (DAB) to order at 3:35 pm at the Mission Valley Library, Seminar Room A, located at 2133 Fenton Parkway, San Diego, CA.

B. Informational Items

1. Dinerstein Witt Mission Valley - Planned Development Permit.
Josh Vasbinder, Dinterstein, reviewed revisions to the project proposal in response to the City's Long Range Planning comments. Long Range Planning requested the project comply with the Noise Element of the General Plan relative to residential uses in areas where noise levels exceed 75 dBA Community Noise Equivalent Level (dBA CNEL). In response to the request the project applicant has relocated 20 dwelling units which previously faced Interstate - 8 to a North courtyard; and reoriented 22 dwelling units such that their exterior balconies face East and West in lieu of South towards the freeway. The parking structure which was previously screened on the South elevation by a residential wrap will have a decorative two-tone architectural metal screen in a 'basket-weave' pattern.

The applicant is currently preparing an EIR and expects the EIR to be released for public comment in August or September 2018.

DAB discussion:

- a. Requested the architectural screen shield headlights from within the parking garage.
- b. Requested the applicant provide material samples and colors when they return to DAB.

The Community Plan Update Subcommittee (CPUS)

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

Date:

Apr 13, 2018

Members Present:

Alan Grant, Derek Husle, Rob Hutsel, Richard Ledford, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Karen Ruggels, Marco Sessa, Dottie Surdi, Karen Tournaire, Patrick Pierce, John Schneidmiller, Paul Brown

Members Absent:

Larry Wenell

San Diego City Planning Staff:

City: Nancy Graham, Liz Saidkhanian, Naomi Siodmok

Other City Staff:

Traffic Engineering : Maureen Gardiner

Consultants:

Chen Ryan: Monique Chen, Phuong Nguyen

Others in Attendance:

Eliala Dostal, Cindy Moore, Michael Sherman, Ken Gotthelf (JUP LLC), Ian Hossfeld (Hines), John Ziebarth, Tom Fitzpatrick, Steve Bossi (Atlantis Group), Rachel Esguerra (Library Staff)

Meeting Notes:

A. Call to Order

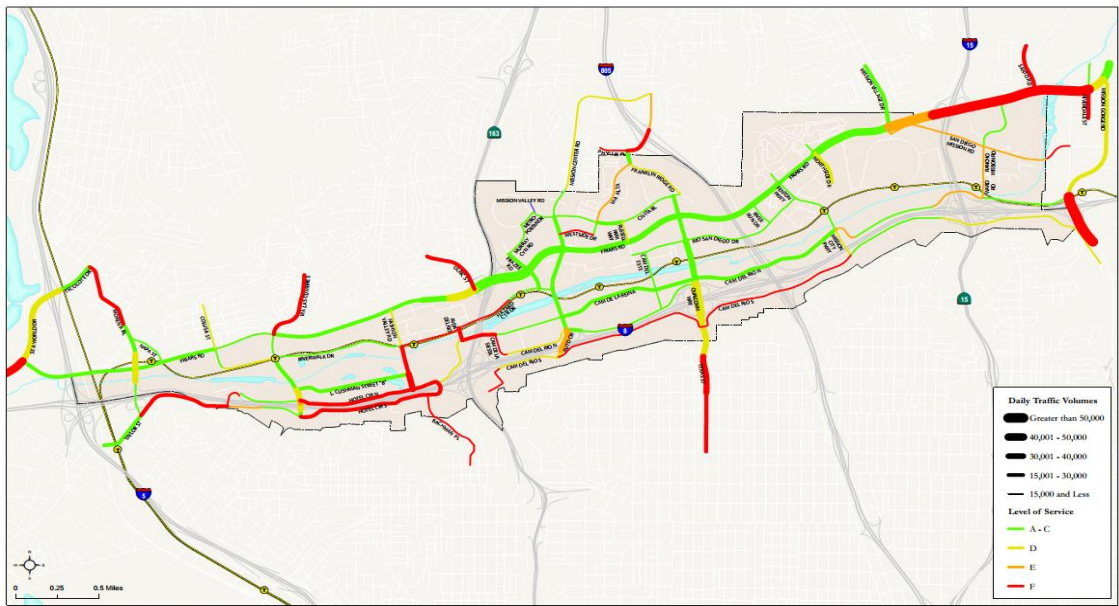
Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:00 pm at the Mission Valley Library Community Room located at 2133 Fenton Parkway, San Diego, CA.

B. Introductions

Nancy Graham introduced Chen Ryan Associates who is providing traffic consultation for the Community Plan Update.

C. Mobility Forecast Modeling

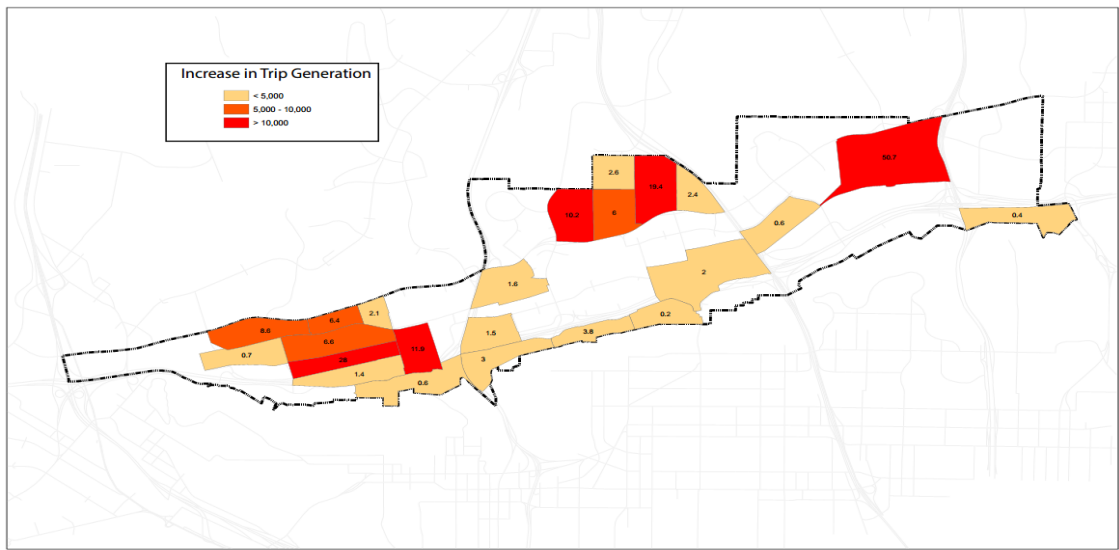
1. Traffic forecast modeling prepared by SANDAG with oversight by City of San Diego and Chen Ryan Associates.
2. The existing Adopted Community Plan mobility model is based upon trip-based allowances assigned to land-uses (ADT).



Mission Valley Community Plan Update
 Mobility Element
 CHEN + RYAN

Figure 1
 Adopted Community Plan Year 2035 Daily Traffic Volumes and Roadway Level of Service

Figure 1 Adopted ADT & LOS - graduated lines



Mission Valley Community Plan Update
 Mobility Element
 CHEN + RYAN

Adopted Plan versus Base Year

Figure 2 Adopted Vs Base Year with Border

PHOTO OF GUEST SIGN IN SHEET FOR May 2, 2018 MEETING

GUEST SIGN-IN Meeting Date May 02, 2018
 We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	DENNY STEIN	I Group Design
2	BONNIE SNYDER	GRAPHIC SOLUTIONS
3	BRANDY ORNER	GRAPHIC SOLUTIONS
4	RUBEN ANDREWS	GRAPHIC SOLUTIONS
5	CHRIS MILLARD	IRVINE COMPANY
6	Shirley Kimmick	
7	Bill Kimarch	
8	PERRY DEARLY	JOHN HANE MAZ
9	Noli Zosc	Linda Vick Planning Group
10	Zachary Gregg	SDSU
11	Patrick Pierce	Resident - MV
12	Richard Williams	Muzermark
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**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

June 6, 2018

Members Present:

Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Derek Hulse, Andrew Michajlenko, John Nugent, Keith Pittsford, Marco Sessa, Josh Weiselberg, Larry Wenell; *Patrick Pierce joined after being elected to the Board.*

Members Absent: John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Dottie Surdi, Rick Tarbell

City/Government Staff:

Nancy Graham, Zach Bunshaft, Karen Reilly

Guests:

See list at end of minutes

A. CALL TO ORDER

John Nugent called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 15 members were present, constituting a quorum. *16 members following Patrick Pierce's election to the Board.*

B. PLEDGE OF ALLEGIANCE –

Larry Wenell led the Pledge of Allegiance.

C. Election of MVPG Board Member(s)– Keith Pittsford

Keith Pittsford presented the candidate nominated for election to the Board, Patrick Pierce. Mr. Pierce introduced himself and the Group voted unanimously 13-0 to elect Patrick Pierce to the Board. Mr. Pierce was then seated on the Board.

D. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

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

1. The July 4, 2018 regular meeting of the MVPG will be cancelled.
2. Suspension of MV Stadium Redevelopment Ad Hoc Committee (See attached explanation concerning suspension)
3. Vice Chair nominations – election at August Meeting of Vice Chair. John Nugent is accepting nominations for the position.
4. Chair of Riverwalk Ad Hoc Subcommittee – appointment of position at August meeting. John Nugent is seeking interested persons willing to serve in the position.

5. Guests introduced themselves.

E. APPROVAL OF MINUTES

Keith Pittsford moved to approve the minutes of the May 3, 2017 regular meeting; Derek Hulse seconded the motion. Minutes were approved 8-0-7 with and Steve Abbo, Michele Addington, Perry Dealey, Derek Hulse, Andrew Michajlenko, John Nugent, Keith Pittsford, and Josh Weiselberg voting yes, and

Cameron Bucher, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Marco Sessa, and Larry Wenell, abstaining.

F. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.”
Mission Valley Planning Group Bylaws as Amended and approved July 2015

The following topics were addressed:

- Pending appeal of Marijuana-related business proposed @ Mission Center Court
- Planning Group Agendas are managed by the City, not the MVPG nor does the MVPG maintain a separate distribution email list or website. Members and members of the public not receiving notice of the agenda are encouraged to contact City staff to get on City distribution email list and/or check City Website regularly where agendas and other information is posted.

G. MEMBERSHIP COMMITTEE – Keith Pittsford

1. Open positions on MVPG Board

Keith Pittsford reviewed the current Board positions open are for terms ending in 2020. There are two openings under each of the Owner and Property Taxpayer categories. Any member of the public interested in serving is invited to apply. *Currently we have 22 members out of a possible 24.*

H. TREASURER’S REPORT – Elizabeth Leventhal

The balance remain] at \$1,344.16. MVPG continuing efforts to get current Member’s names on the account.

I. ACTION ITEMS

1. Hydrogen Refueling Station at 5494 Mission Center Road-Neighbor Use Permit-Jackie Muhich

FirstElement Fuel, Inc. is currently in the entitlement approval stages with the City of San Diego's Planning Department for their proposed hydrogen refueling station project located at the existing gas station on 5494 Mission Center Road. The project needs to obtain a recommendation from MVPG for a neighbor use permit. Attached is an

overview of FirstElement Fuel, Inc. and the following bullet points provide a brief summary of the proposed project:

- A gas station and convenience store currently exist at 5494 Mission Center Road. The proposed hydrogen refueling station project would add one-double sided hydrogen dispenser along with supporting hydrogen equipment to the existing gas station so that zero emission fuel cell electric vehicles may refuel.
- The existing gas station is a conforming use in MVPD-MV-CO zone and currently has an existing conditional use permit for a Type 21 alcoholic beverage license.
- The applicant is a tenant leasing approximately 500 SF of land from the property owner.
- The applicant's project is solely to add a single alternative fueling dispenser to the existing station along with the ancillary above ground storage tank and compressor equipment.
- The applicant's project is not a CUP or CUP amendment but rather a Neighborhood Use Permit (NUP). The NUP allows for the additional fueling dispenser to be added to the existing conforming fueling station.
- The applicant is not modifying or impacting any of the existing approved and constructed driveways, curb ramps, site triangles or landscaping.
- No modifications to areas outside of the approximate 500 SF of leased area are proposed or allowed by the property owner.
- The applicant's project will result in the elimination of 2 existing parking stalls along the property line leaving 17 remaining stalls. Code requires the existing gas station to have 9 parking spaces. The property is over-parked by 8 stalls in the proposed plan.

The H2 trip generation is very low. See attached trip analysis as well as recent statistics from 2 of the existing applicant's H2 stations currently operating in the Los Angeles market.

Michele Addington moved to recommend approval of the Hydrogen Refueling Station at 5494 Mission Center Road-Neighbor Use Permit as submitted. Marco Sessa seconded the motion. The matter was approved 16-0-0 with Steve Abbo, Michele Addington, Cameron Bucher, Bob Cummings, Perry Dealy, Kaye Durant, Jonathan Frankel, Alan Grant, Derek Hulse, Andrew Michajlenko, John Nugent, Marco Sessa, Patrick Pierce, Keith Pittsford, Josh Weiselberg, and Larry Wenell voting yes. There were zero no votes, abstentions or recusals.

J. INFORMATION ITEMS

1. Dinerstein Witt Mission Valley-Josh Vasbinder

- 277 apartment homes, including ten live/work units
- Two commercial and retail buildings at north end of project, intended for office and retail/restaurant uses.
- Project is similar to adjoining Millennium project.
- Based on design comments from City, parking garage moved closer to I8 with living units moved inward to shield residents from noise, etc. associated with I8.
- Project anticipates seeking approval Fall 2018 and depending upon arrangements/agreement with current tenant on the property, could begin construction thereafter approvals obtained.

- MVPG expressed interest in seeing side-by-side comparison with depictions of adjoining Millennium project to ensure the project avoids creating continuous, monolithic appearance. DAB would like to review project again with material samples and depictions provided to make comparisons and comments.
- Project intends to produce 55% of its own energy from renewable sources and will pay in-lieu fees toward affordable housing obligations.

K. Committee/Community Reports:

1. Subcommittee Reports:

A. Standing Committees:

1) Design Advisory Board – Andrew Michaeljenko

The DAB did not meet.

The DAB normally meets the Monday prior to MVPG meeting at 3:30pm at the Mission Valley Library.

2) Mission Valley Community Plan Update- Elizabeth Levental/Andrew Michajlenko

There will be no CPUS meeting in June, but will meet again in July. Traffic modeling was interrupted previously, but has resumed. The CPUS committee normally meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library. The meetings are open to the public.

For more information please visit the CPUS website at:

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

B. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

Waiting on We All Count report; concerns about whether persons living in RV's or other non-conventional housing were included in count.

2) Riverwalk-John Nugent

Appointment/election of new Chair expected in August. John Nugent seeking nominations for the position.

Next meeting will be held June 14, 2018 at 5:30PM at Riverwalk.

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

3. MV Stadium Redevelopment-Kaye Durant

Suspended by MVPG chair.

2. Community Reports

1. San Diego River Coalition

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

The next meeting will be June 15, 2018 at 3:00PM at Famosa Slough.

More info at: www.sdrivercoalition.org

2. Community Planning Chairs Meeting –

A meeting was held on May [22] 2018. John Nugent attended.

John Nugent reported that the agenda included:

- Granny Flat Ordinance modifications
- Review of modifications to the City's Live/Work Quarters regulations
- Review of special flood hazard area ordinances
- Results of HN1M "Housing the Next 1 Million" project from San Diego Chapter of American Institute of Architects

Agendas and Minutes of meetings are located at:

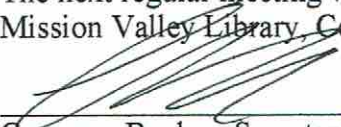
<https://www.sandiego.gov/planning/community/cpc>

3. Miscellaneous Mail/Items/For the Good of the Order

- Perry Dealy noted difficulty in preparation of MVCPU given uncertainty about Stadium Redevelopment. Nancy Graham indicated the CPU contemplates redevelopment of the Stadium property pursuant to specific plan or other separate, standalone land use plan, but for purposes of the CPU and modeling traffic impacts, the City utilized the ballot proposal with the highest intensity (FS Investors) and indicated that any later plan subject to the planning process, to be able to benefit from the modeling and environmental documents prepared for the CPU, would need to respect those figures (i.e. stay within or under).
- Josh Weiselberg indicated he was notified the City and Caltrans will undertake a study concerning the red light sequence and congestion at the intersection of Qualcomm Way and Camino De La Reina.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 12:58P.M.

The next regular meeting will be on Wednesday August 1, 2018 at 12:00 p.m. at the Mission Valley Library, Community Room.


Cameron Bucher, Secretary

Design Advisory Board (DAB) Standing Committee

**DESIGN ADVISORY BOARD
Mission Valley Planning Group**

[NO MINUTES – DID NOT MEET]

PHOTO OF GUEST SIGN IN SHEET FOR JUNE 6, 2018 MEETING

Meeting Date June 06, 2018

GUEST SIGN-IN
We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	Patrick Pierce	Resident
2	Robert McDowell	SDPSG
3	Dennis Stein	Group Design
4	George Halbrook	Rio del Oro Box
5	Erich Flessner	Michael Bree
6	Jackie Gross	SDSU
7	Ken Gottlieb	PROP WINE
8	Norman Harper	Norman
9	Nol. Zee	LUPG Chair
10	Robert Wardell	Managers Planners
11	Jackie Munich	FirstElement Fuel Inc.
12	Ruth Leann Pitt	SDPSG
13	Tim Bran	FE Fuel
14	Jim Haughey	Michael Baker INTL.
15	Dennis Hunter	etc. of Michael Baker
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Suspension of the Mission Valley Stadium Re-Development Ad Hoc Subcommittee

As Chair of the Mission Valley Planning Group, based on the duties detailed and implied in the MVPG By-laws ARTICLE VII Section 2, I have suspended the Mission Valley Stadium Re-Development Ad Hoc Subcommittee for the following four reasons.

1. No stated purpose, mission or product of the subcommittee mission

The MVPG By-laws ARTICLE VI Section 2 (b) and 2 (b) (ii) states- "Ad Hoc Subcommittees may be established for a finite period of time to review more focused issue areas and shall be disbanded following the review." It has never been clear to me, or to some MVPG members and Ad Hoc subcommittee members, what the purpose and focus of the subcommittee was or what the result or product would be.

2. City Staff recommendation on community forum

After the last Ad Hoc Sub Committee meeting the subcommittee asked that I inquire of City Staff the ability of the MVPG to hold a forum on the two Citizens Ballot Initiatives for the MV Stadium redevelopment.

At their request I sent the following:

"Nancy see the notes below regarding the Stadium ad hoc subcommittee meeting

Questions from the meeting:

1. While the MVPG can take a position on a ballot measure can it sponsor a forum on that ballot measure?

2. Is the sponsoring a forum on the ballot measure an authorized use of MVPG money?
Thanks"

After review, City Staff provided this response:

"Hi John –

I apologize for the delayed response. I needed to do some research.

There is no provision in Council Policy 600-24 or the Administrative Guidelines that give the planning group the authority to hold such a forum. As such, our recommendation is to not hold the forum.

The City will not be able to reimburse expenses for such a forum since the activity is not identified in the Council Policy or Administrative Guidelines as within your purview.

Hope that helps!

Nancy Graham, AICP
Senior Planner
City of San Diego
Planning Department"

Without proper authorization from the City Council Policies or Administrative Guidelines, if MVPG held a forum and a lawsuit was filed based on the forum or something that was said or happened during the forum, the City Attorney may not be able to defend the MVPG, or its members, and the City insurance fund may not cover the MVPG.

The "forum" regarding the two citizens initiatives was the latest recommendation/direction from the subcommittee, without proper authorization to hold the forum the subcommittee seemed to be without a focused direction or purpose.

3. Appearance of conflict of interest

The City of San Diego provides Administrative guidelines for evaluating an economic conflict of interest of Community Planning Group Members to evaluate Recusals and Abstentions on discussions and votes as it pertains to matters that may appear on the Community Planning Group agenda.

See Administrative Guidelines, which are at: https://www.sandiego.gov/sites/default/files/legacy//planning/community/pdf/admin_guidelinesfinal10sept2015.pdf ; ARTICLE VI Community Planning Group and Planning Group Member Duties, Section 2. Compliant Meetings, Actions, and Records Planning Group and Planning Group Member Duties, Section 2. Compliant Meetings, Actions, and Records, Part c (which begins on page 34) covers Recusals and Abstentions. See MVPG By-laws ARTICLE VI Section 2 (c) Abstentions and Recusals.

Some Mission Valley Planning Group members represent themselves as a Business Person, Resident, Property Owner or Property Taxpayer.

Some Mission Valley Community Planning Group members represent the interests of another through their being the designated individual serving on the Planning Group as the representative for a Business, Property Owner or Property Taxpayer. A reasonable person would naturally assume that an individual representing the interests of another should/would also evaluate their economic conflict of interest(s) based on the interests of the individual/business that he/she represents.

Ultimately, a determination of an economic conflict of interest remains with the individual Community Planning Group Member.

Some current Mission Valley Community Planning Group members have evaluated their situation, whom they represent through serving on the Community Planning Group, and, in some cases after consulting with their attorneys, have concluded that they do or do not have an economic conflict of interest as it relates to some items of interest to the Mission Valley Community Planning Group and have taken what they deem to be the appropriate action.

Some Mission Valley Community Planning Group Members have removed or recused themselves from discussions or votes on a matter out of an abundance of caution that there be no real and/or apparent conflicts of interest or dualities of interest due to their serving on the Mission Valley Planning Group. In some situations, they perceive that a reasonable person may see a conflict of interest and the appearance of same potentially being troublesome - - even if there is in fact no conflict whatsoever.

Some Mission Valley Community Planning Group members have determined that they do not have an economic conflict of interest even though there may be the appearance of an economic conflict of interest to the reasonable person.

Some Community Planning Group Members acknowledge that they may have a real or apparent conflict of interest but believe that the conflict is secondary to the public good or benefit that may occur due to their actions or work on an issue.

Just the appearance of a conflict of interest may erode the trust, credibility, impartiality, confidence and effectiveness that a reasonable person places in the discussion and outcome of a subject matter, agenda item, or Community Planning Group and in some cases leads to public skepticism, claims of self-deception, self-serving, irrationally and ridicule.

Public skepticism may undermine and erode the confidence, credibility of any action, recommendation or position that may be developed by the Mission Valley Planning Group, now or in the future.

4. Legal Actions Affecting the MV Stadium redevelopment

a. Supporters of the FS Investors/Soccer City proposal to redevelop the MV Stadium site filed a lawsuit, in San Diego Superior Court, on April 18, 2018 with the intent of invalidating the SDSU West Ballot initiative, which it claims violates state law because the SDSU West proposal and the group backing it, Friends of SDSU, misused the San Diego State University name and earned a place on the ballot by “cynically tricking voters into signing the petition.”

b. The San Diego City Council voted, on April 24, 2018, to authorize the City Attorney to file a lawsuit, in San Diego Superior Court, regarding the Soccer City and SDSU West ballot initiatives to determine their legality and whether they should be on the November 2018 ballot. The lawsuit seeks clarification as to whether the two citizens initiatives interfere with the ability of the mayor and council to manage the finances, land use, planning, water use and public contracts associated with city-owned land and whether the initiatives impermissibly exceed the power to act through an initiative and whether they impermissibly conflict with state law or the city charter. The City hired the outside law firm Olson, Hagel & Fishburn to help with the case, which was filed on May 11, 2018.

Summary

Due to the lack of focus of the Ad Hoc Subcommittee, the numerous public questions and criticisms regarding the appearance of conflicts of interest that some MVPG members may have, the lack of proper authorization for MVPG to conduct a forum on the citizens initiatives and the lawsuits that have been filed regarding the validity of the citizens initiatives, I have suspended the Ad Hoc Mission Valley Stadium Redevelopment Subcommittee at this time.

John Nugent/May 2018

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

August 1, 2018

Members Present:

Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, John Nugent, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Dottie Surdi, Josh Weiselberg. and Larry Wenel.

Members Absent: Andrew Michajlenko and Rick Tarbell

City/Government Staff:

Nancy Graham, Liz Saidkhanian, Jennifer Hunt, Karen Riley & Javier Gomez

Guests:

See list at end of minutes

A. CALL TO ORDER

John Nugent 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.

Verify Quorum: 15 members were present, constituting a quorum (*5 additional members joined the meeting following the Call to Order*).

B. PLEDGE OF ALLEGIANCE –

Kathy McSherry led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

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

1. Appointment of Riverwalk Ad Hoc Subcommittee – Michele Addington appointed chair. Michele resides in complex adjacent to the proposed project. Michele will be scheduling the next meeting of the Ad Hoc Subcommittee in the coming weeks.
2. MV Stadium Property - Proposed vote of the MVPG on the stadium measures at the October prior to the November election. Additional information concerning the item is provided in the agenda packet.

D. APPROVAL OF MINUTES

Josh Wieselberg moved to approve the minutes of the June 6, 2018 regular meeting; Bob Cummings seconded the motion. Minutes were approved 15-0-6 with Steve Abbo, Michele Addington, Cameron Bucher, Bob Cummings, Perry Dealey, Kay Durant, Johnathan Frankel, Alan Grant, Derek Hulse, John Nugent, Keith Pittsford, Marco Sessa, Josh Weiselberg and Larry Wenell voting yes, and John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Patrick Pierce, and Dottie

Surdi abstaining. *(Patrick Pierce joined the meeting following the Approval of the Minutes.)*

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

- Comment concerning possible biking path/lane along the Morris Cerrulo development in Mission Valley along Hotel Circle South. Nancy Graham responded by noting the bike lane/path was a potential inclusion in the Mission Valley Plan Update as a future capital project improvement.
- Comment concerning epidemic of wage theft and payroll fraud upon framers by contractors and other service providers working for developers and that the MVPG, in part, should take steps as part of the development approval process to ensure developers prohibit and prevent these kinds of acts from occurring.

F. MEMBERSHIP COMMITTEE – Keith Pittsford

1. Open positions on MVPG Board

Keith Pittsford reviewed the current Board positions open are for terms ending in 2020. There are two openings under each of the Owner and Property Taxpayer categories. Any member of the public interested in serving is invited to apply. *Currently we have 22 members out of a possible 24.*

2. Nominations for Vice Chair – the MVPG is accepting nominations for Vice Chair

G. TREASURER'S REPORT – Elizabeth Leventhal

The balance remains at \$1,344.16. MVPG continuing efforts to get current Member's names on the account.

H. ACTION ITEMS

1. CUP for alcoholic beverage outlet at Chevron Gas Station at 2290 Camino Del Rio North - Robert Faudoa

John LaRaia moved to recommend the Applicant resubmit the project to the MVPG once the Applicant was able to obtain further clarity from the City of San Diego concerning the applicants ability to accept the proposed improvement conditions as well as provide more detail and statistics to the MVPG concerning actual crime statistics and nearby retailers of offsite alcoholic beverages. Dottie Surdi seconded the motion. The motion was approved 16-0-4 with, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, John Nugent, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Dottie Surdi, and Larry Wenel voting yes and Steve Abbo, Michele Addington, Kathy McSherry and Josh Weiselberg voting no; there were no abstentions or recusals.

I. INFORMATION ITEMS

1. Quarry Falls/Civita Specific Plan/Civita: Substantial Conformance Review (SCR) for Lots 35 & 36. Toll Brothers Project-Mark Raelow and Greg Deacon

- **98 units in total, clustered in 3-7 units per structure. Focus on massing of the structures by way of architectural design.**

- **20,427 ADT at Project Driveway access; amount is below threshold set forth in specific plan.**
- **No affordable units available in this specific development project. Rather, affordable units required were made available through separate development projects within the master-planned Civita community.**

J. Committee/Community Reports:

1. Subcommittee Reports:

A. Standing Committees:

1) Design Advisory Board – Andrew Michaeljenko

The DAB did not met.

The DAB normally meets the Monday prior to MVPG meeting at 3:30pm at the Mission Valley Library.

2) Mission Valley Community Plan Update- Elizabeth Leventhal/Andrew Michajlenko

The CPUS is working diligently to provide a draft of the plan to be presented at a proposed special meeting on August 10th at 3:00pm in the Mission Valley Library with possible follow up presentation and review of the plan at the regular meeting of the MVPG in September for MVPG review and discussion.

The CPUS committee normally meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library. The meetings are open to the public.

For more information please visit the CPUS website at:

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

B. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

No report at this time/

2) Riverwalk-John Nugent

No meeting scheduled. Michele Addington, as newly appointed chair, will schedule the next meeting.

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

3. MV Stadium Redevelopment-Kaye Durant

Chair will proposed dates for a meeting of the sub committee to the MVPG Chair to agendize and discuss the competing ballot measures with the intention of providing the MVPG an opportunity to review, discuss and vote on the measures in October, prior to the November election.

2. Community Reports

1. San Diego River Coalition

Reports meeting with the Regional Water Quality Control Board (RWQCB) and presentation concerning waste cleanup effort of Mission Valley Tank Farm adjacent to Qualcomm Stadium and report from RWQCB that site is now clean insofar as practicable ability permits.

The Coalition normally meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library, but has no meeting scheduled for September.

More info at: www.sdrivercoalition.org

2. Community Planning Chairs Meeting

Michele attended as alternate for John. The meeting included a discussion on How Planning Group can be more effective when presenting to the Planning Commission, a preliminary report on Transit Priority Area Parking Standards and review of proposed updates to Land Development Code.

3. Miscellaneous Mail/Items/For the Good of the Order

None.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 12:56P.M.

The next regular meeting will be on Wednesday September 5, 2018 at 12:00 p.m. at the Mission Valley Library, Community Room.


Cameron Bucher, Secretary

Design Advisory Board (DAB) Standing Committee

**DESIGN ADVISORY BOARD
Mission Valley Planning Group**

[Did not Meet]

PHOTO OF GUEST SIGN IN SHEET FOR AUGUST 1, 2018 MEETING

GUEST SIGN-IN Meeting Date August 1, 2018

We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	Saad ATTISHA	Mission Valley Chevron
2	Ed GRIFFIN	Mission Valley Chevron
3	Dave Hices	SWECC
4	ROB HUTSEL	SDRPF
5	Jennifer Hunt	San Diego County Bicycle Coalition
6	Karen Kelly	San Diego Public Library
7	Nick Zse	Le do. West May Co.
8	Meda K. Pankaj	Quarry Falls LLC
9	ERICH FLEISSNER	MURDER BAKER INTL
10	Grady Moore	SMPG
11	DUSTY STEIN	GROUP DESIGN
12	KEN COTHELT	PROP OWNED
13	Robert C. Bussell	SMP Co
14	J.P. Clenden	MV News
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23		

wish to volunteer (open board position) →

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

September 5, 2018

Members Present:

Steve Abbo, Michele Addington, Cameron Bucher, Bob Cummings, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg Larry Wenel.

Members Absent: Perry Dealy, Kaye Durant, Johnathan Frankel, Kathy McSherry, Patrick Pierce, Dottie Surdi

City/Government Staff:

Liz Saidkhanian, Rachel Esguirra

Guests:

See list at end of minutes

A. CALL TO ORDER

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

Verify Quorum: 14 members were present, constituting a quorum (*Marco Sessa and Jim Penner arrived following item B*).

B. PLEDGE OF ALLEGIANCE –

Keith Pittsford led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

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

1. October 3, 2018 meeting – MV Stadium Property. The entirety of this meeting will be dedicated to two competing proposals to appear on the November election ballot.

D. APPROVAL OF MINUTES

Alan Grant moved to approve the minutes of the August 1, 2018 regular meeting; Bob Cummings seconded the motion. Minutes were approved 14-0-2 with Steve Abbo, Michele Addington, Cameron Bucher, Bob Cummings, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Josh Weiselberg and Larry Wenell voting yes, and Andrew Michajlenko and Rick Tarbell abstaining.

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

- None.

F. MEMBERSHIP COMMITTEE – Keith Pittsford

1. Open positions on MVPG Board

Keith Pittsford reviewed the current Board positions open are for terms ending in 2020. There are two openings under each of the Owner and Property Taxpayer categories. Any member of the public interested in serving is invited to apply. *Currently we have 22 members out of a possible 24.*

G. TREASURER'S REPORT – Elizabeth Leventhal

The balance remains at \$1,344.16.

H. ACTION ITEMS

1. No Items

I. INFORMATION ITEMS

1. Review 1st DRAFT of Mission Valley Community Plan Updated – Andrew Michaelkenko, Elizabeth Leventhal

John Nugent provided the following opening remarks:

1. Written Comments are due by November 13, 2018. No comments at this meeting or other Community Plan Update meetings replace the submittal of written comments.
2. Today is for receiving comments and feedback. This is not a debate or a defense of what is in or not in the plan. Today is to receive feedback on the DRAFT plan.
3. The MV Community Plan Update will be approved by the San Diego City Council, the goal is a year from now. The City Council may amend or change the Community Plan Update. The City Council has made changes to some recent Community Plan Updates prior to their approval. Part of the reason for the City Council making changes was that the Community Plan Update plan did not adequately address State mandates and Council directives.
4. In meetings with the San Diego City Planning Director, Mike Hansen, and other Planning Department staff members an emphasis was placed on some of the Planning Department challenges in completing Community Plan Updates:
 - a. Meet State mandated and City adopted Climate Action Plan standards and goals
 - b. Increase residential housing units, especially around transit
 - c. Increase mobility options throughout City
 - d. Plan (Meet) for Public Safety (fire, police, lifeguards) response times and national standards
 - e. Plan for infrastructure upgrades to meet Public Safety evacuation/community emergency standards and guidelines.
5. The City Planning Department uses Community Plans and Community Plan Updates

as a primary resource for guiding development projects in the community planning area. The responsibility, as Community Planning Group members, is not to one developer or one development project, but to the citizens of San Diego and what will, in the long term, be most advantageous for them in terms of access to food, goods, housing, mobility and public safety.

6. The Mission Valley Community Plan update is designed for a residential population in Mission Valley of approximately 70,000, current population is estimated at 35-40,000.

7. There has been some discussion regarding the inclusion of the extension of Via Las Cumbres from Friars Road to Hotel Circle North.

The Planning Department's position is: The Via Las Cumbres road extension and bridge over San Diego River has been approved by the San Diego City Council twice:

1. In approving the current Mission Valley Community Plan in 1984
2. In approving the 1987 Levi-Cushman specific plan

To remove the Via Las Cumbres extension from Friars Rd to Hotel Circle North from the MV Community Plan Update or any amendment to the 1987 Levi-Cushman specific plan will require:

1. Compelling reasons on why the City Council should remove it.
2. Alternative solutions to meet the Public Safety (public safety, evacuation, and response times standards) needs that were/are part of the reasoning behind the inclusion of the Via Las Cumbres extension:
 - a. Response times of first responders
 - b. Improved and timely access across the San Diego River in dry periods
 - c. Improved and timely access across the San Diego River during flood situations that currently close a number of roads/streets across river.

The Via Las Cumbres street extension and interchange with I-8 was reviewed by Caltrans at the March 2017 Community Plan Update Subcommittee Meeting:

<https://www.sandiego.gov/sites/default/files/freewaysvialascumbrespresentation.pdf>

Andre Michaeljenko and Elizabeth Levanthal presented an overview of the plan structure and proposed process for review and comment by the MPVG. Presentation of general scope and nature of comment process, deadlines and proposed format for comment generation and submission. General comments and discussion during the presentation included the following:

- Questions about current baseline population for Mission Valley and confusion concerning what current population figures may be. Comments about the current amount of development in Mission Valley (approximately 15,000 units) and whether such was included or accounted for in the plan.
- Question concerning SD Planning Department staff attendance at meeting. John Nugent indicated that Nancy Graham, City Planner, is expected to continue to attend MVPG meetings until the plan is complete, at which time the City will not likely be able to continue to allocate resources for staff attendance at the MVPG meetings.
- Concerns about emergency access and questions about whether projects like Riverwalk and their proposed pathways and trails could be used for emergency access when necessary.

- Concerns raised about lack of mobility study until later in the process and whether fair assessment and comments on the plan could be formulated without the study as such is likely to have some affect on the overall plan and residents and the MVPG's views of it.
- Concerns raised about lack of focus on river-specific aspects of the plan although the plan claims the river to be a focal point of Mission Valley.
- Comments raised about pushing back on City's overall plan and schedule (i.e. that the plan is not worth reviewing and should be revised and/or cannot be meaningfully reviewed in the time specified in the City's schedule.
- Comments about current lack of mobility along Friars and what transportation and mobility issues are expected to occur if the plan is approved.
- Questions and comments about disparity between homeless and residents of Mission Valley and their ability to afford and live in the new units proposed as part of the plan and how the plan addresses such aspects.

J. Committee/Community Reports:

1. Subcommittee Reports:

A. Standing Committees:

1) Design Advisory Board – Andrew Michaeljenko

The DAB did not meet.

The DAB normally meets the Monday prior to MVPG meeting at 3:30pm at the Mission Valley Library.

2) Mission Valley Community Plan Update- Elizabeth Leventhal/Andrew Michajlenko

The CPUS report was given during Section I(1).

The CPUS committee normally meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library. The meetings are open to the public.

For more information please visit the CPUS website at:

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

B. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

Current issue with bridge-shelters is only 12% of the homeless tenants have moved on to permanent housing. The number is far below the 65% goal contracted with the non-profits who operate the bridge-shelters.

2) Riverwalk-Michele Addington

A meeting is scheduled for October 25th at 3:30PM.

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

3. MV Stadium Redevelopment-Kaye Durant

The subcommittee met and discussed/reviewed questions to be sent to SDSU West and SoccerCitySD prior to the October 2018 MVPG Board Meeting. The questions have been forwarded to both proponents.

2. Community Reports

1. San Diego River Coalition

No meeting held last month, but will meet the 21st of September at the SD Foundation, 2508 Historic Decatur Road, Suite 200, San Diego for presentation on (i) Discovery Center update and (ii) Invasive plant and animal species along the river. The Coalition normally meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library.

More info at: www.sdrivercoalition.org

2. Community Chairs Meeting

John Nugent attended. Meeting was Q&A with new SD Planning Director, Mike Hansen.

3. Miscellaneous Mail/Items/For the Good of the Order

- **None.**

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:04P.M.

The next regular meeting will be on Wednesday October 3, 2018 at 12:00 p.m. at the Mission Valley Library, Community Room.



Cameron Bucher, Secretary

Design Advisory Board (DAB) Standing Committee

**DESIGN ADVISORY BOARD
Mission Valley Planning Group**

[Did not Meet]

**Mission Valley Community Plan Update
Minutes of Special Meeting of August 10, 2018**

[Minutes Appended to Minutes of Regular MVPG Meeting of August 1, 2018]

PHOTO OF GUEST SIGN IN SHEET FOR SEPTEMBER 5, 2018 MEETING

SEPT 5, 2018

GUEST SIGN-IN
Meeting Date ~~May~~

We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	ROBERT SANDOZ	MV RESIDENT
2	MICHAEL SHERMAN	SCOTTISH RITE
3	RICK MANLEY	PPE
4	Ana Garate	SDSU student
5	DeWitt STEIN	Igroup DESIGN
6	William Hubbard	CTE
7	DOUG HARRIGAN	PARK PLACE
8	CHRISTOPHER LEFEBRE	RIVERWALK
9	Noh Zisa	Linda Lita Plamy
10	KEN GOTTHALF	LANDOWNER
11	George Holbrook	Rio de Ono HOA MV
12	Mary Snapp	Res. Dir. PPE State
13	Jenna Miller	"
14	Amy Tobia	Buisness in MW
15	Rachel Gregory	SDSU
16	ROB HUTSEAU	SDRPF / SDRC
17	Bhavedh Parikh	Riverwalk
18	DARIN Hunter	City of Mayor's Council
19	Lynne Lyons	Riverwalk
20	LISA BRIDGES	Northcity Prevention Coalition
21	BRANDON NICHOLS	ALLIANCE RESIDENTIAL
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3		

**MINUTES OF THE SPECIAL MEETING OF THE
MISSION VALLEY PLANNING GROUP CONCERNING NOVEMBER 2018
BALLOT INITIATIVES REGARDING MISSION VALLEY STADIUM
PROPERTY**

October 3, 2018

Members Present:

Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Patrick Pierce, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg and Larry Wenell.

Members Absent: Jim Penner, Dottie Surdi,

City/Government Staff:

Scott Sherman, San Diego City Councilman for District 7
Barbara Bry, San Diego City Council for District 1 and Council President Pro Tempore
Ryan Trabuco for Toni Atkins, Senator for District 39 and Senate President Pro Tempore
Representative for Todd Gloria, Assembly member of the 78th District
Dave Gibson, new representative for the SDPD Dkeilbson@PD.sandiego.gov

Guests:

See list at end of minutes

A. CALL TO ORDER

Cameron Bucher called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:01 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 19 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Michele Addington led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Cameron Bucher, acting chair, welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

1. Resignation of John Nugent, Chair.

D. APPROVAL OF MINUTES

Kaye Durant moved to approve the minutes of the September 5, 2018 regular meeting; Michele Addington seconded the motion. Minutes were approved 19-0-0 with Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Patrick Pierce, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg and Larry Wenel voting yes. Dottie Surdi and Jim Penner were absent.

E. ACTION ITEMS

1.
 - a. Consideration of Citizens' Initiative Measure E, "San Diego River Park and Soccer City Initiative" as approved by the San Diego City Council on 7/30/2018 for Placement on the November 6, 2018 Municipal Special Election Ballot, and Related Actions Regarding Ballot Materials.
 - i. Andrew Michajlenko. recused himself for this Item.
 - ii. Discussion on Marco Sessa and John LaRaia regarding alleged conflict of interest and recusal for this Item.
 1. Marco asserted that he has no direct economic involvement and asked the group to take make a motion and take a vote for his ability to stay on the board for this Item. No motion was made.
 2. Kaye Durant commented and believes Marco with respect to no economic involvement, but for sake of the whole community, she expressed that Marco and John should recuse themselves in order not to cloud the issue moving forward.
 3. Scott Sherman agreed with Kaye that appearances play a significant part of public perception and if it may impact that perception if they do not recuse themselves.
 4. John LaRaia expressed that he has discussed this issue many times over the last year. He asserted that Marco and John each represent companies that have been in Mission Valley for many decades and their companies are helping to fund the NO on E campaign. They are each informed and have no direct economic interest **in the future redevelopment of the site**. They both are concerned with the traffic issues related to Measure E and should not have to recuse.
 5. Derek Hulse asked if there is a distinction about not having a direct economic benefit
 6. Perry Dealy asked if this discussion should be a public or private discussion, stating the reason we are all on the board is because we are interested in the community and in his case for up to 35 years non-continuously. Part of what makes this a good board is the fact we are informed and make good decisions.
 7. Cameron Bucher paraphrased the bylaws of direct economic interest and the administrative guidelines are clear on there are initiatives like planning policy and land use matters which are distinct from more recognizable and can be identified more readily. Greater good matters have other considerations that should be considered for the 'public in general'. If they decide to not recuse and there is no motion from the board to suggest they recuse, then we move on. There was no motion and this discussion was closed.
 - iii. Kaye Durant identified that she and Jonathan Frankel developed a list of questions that were asked and answered by Soccer City last night on 10/2.

She characterized that there were more negative answers provided than positive ones, ie: “we’re going to do this, but SDSU is going to do that.”

1. Perry Dealy asked if Soccer City going to go through a full EIR like SDSU. Jonathan answered, in his research, no.
2. Marco Sessa participated in the sub-committee meetings and suggested that circumstances changed as the process progressed. Marco has several questions that he could pose but decided to pass the torch to Jonathan.
3. Jonathan Frankel emphasized the importance of the analysis that the City has provided and that he and Kaye Durant developed the questions without input from others and after meetings with proponents of both initiatives in order to best formulate questions. Jonathan Frankel proceeded to provide the following overview of the Measure E initiative, which would do the following:
 - a. Directs the Mayor to enter into a 99-year ground lease with one private entity to be controlled by FS Investors
 - b. This entity will also have an option to purchase 79.9 acres in the event that some conditions are satisfied, like building the MLS stadium within 7 years
 - c. This entity can assign, sublease and otherwise transfer their rights in the property to 3rd parties, including the option right, subject to minimal oversight by the City Council or City Attorney
 - d. The Mayor is the one to determine what the rent is for the 99-year lease, which has a minimum of \$10,000. There seems to be uncertainty about how much control the City retains over subleases, but no-one from Soccer City has shown up to provide a presentation or answer questions today. One item needing specific attention is the Riverpark. Soccer City has claimed that there is \$40mm which could be reduced to \$20mm and the creation of said park likely requires approval by at least 3 state and federal agencies. He quoted a section of the initiative related to and 18-month time frame to gain approvals, when at which time if no permits are achieved, they can turn over the money to build the park to the City for their construction. There are many other clauses in the initiative that create significant uncertainty and limit the ability of the City to control the property.
 - e. Fair market value discussion and statement of a value as of a date certain, which is not fair, and it precludes the value created by the MV Community Plan update. FSI will not pay the amount of the value of the land after entitlements
- iv. Derek Hulse identified the fact that both initiatives value the land currently as well. Perry Dealy suggested that we should keep each initiative discussion separate and mentioned that the SD River park foundation has not endorsed this plan.
- v. Councilman Scott Sherman then spoke in favor of the Soccer City initiative along with the Mayor’s support. He suggested that we need to approve this measure to fulfill the long-term desire to provide a much and long needed asset without spending taxpayer dollars. There is a lease on the land that will be negotiated with the mayor and the terms of the lease can be negotiated whereas a sale cannot achieve the similar terms. The

fact that this significant asset and it is losing money. The city has not done a good job of planning and negotiating the improvements to date. He would like to put it in front of the voters. By leasing or selling to a private entity, the City gets to collect property taxes, whereas they do not collect taxes on much of the SDSU proposal. He ended with the statement that “we finally have a chance to get something done.”

- vi. Joe la Cava with the NO on E group. He emphasized that the INITIATIVE is what is in front of the voters, not the promised or pictures. The Initiative was created by the FS Group to benefit themselves in every way. He handed out a sheet that have gone on record against the measure. He also stated that there is a lack of accountably, such as traffic mitigation, which most of which is subject to approval by the City in small chunks and not in large measure. He ended with the statement to “Please vote No on E.”
 - vii. Teresa Quiroz identified a 51-page newspaper print of the background in small type to identify FSI’s obligations including clauses with no mandatory start dates, completion dates, or other key clauses, like ‘if requested by soccer city, the mayor may void regulations needed to achieve Soccer City’s issues without complying with regulations.’ She pointed out that there are many ‘little sentences’ that effect the enforceability of the development’s obligations.
 - viii. Jeff Harder, SDSU Alumni asked how the gentlemen whose companies have put up money on direct economic interest and non-recusal. We referred to item 1.a.ii.
 - ix. Councilwoman Barbara Bry identified this as one of the most important votes of her career. She opposed it early thinking it would be terrible for the City in the long term. She asserted that the Mayor retaliated by removing money from her district for discretionary funds. She pointed out that there is no guarantee that there will be a river park and other promises have significant ‘escape hatches’.
 - x. Laura Fink wanted to encourage the board to take a position and celebrated the discussion here today. Escape hatches are real
 - xi. **Kaye Durant moved to oppose the initiative as presented; Bob Cummings seconded the motion.**
 1. **Discussion from John LaRaia added that related to the assertion of FSI’s that the initiative will not cost the City Taxpayers any money, the City Attorney will cover need to cover the legal fees of a lawsuit for \$100,000 in legal fees.**
 2. **The matter was denied 16-1-2 with Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, John La Raia, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg and Larry Wenel voting yes. Patrick Pierce voting no and Andrew Michajlenko and Derek Hulse recusing and/or abstaining.**
- b. Consideration of Citizens' Initiative Measure G, "SDSW West Campus Research Center, Stadium, and River Park Initiative," as approved by the San Diego City Council on 7/30/2018 for Placement on the November

6, 2018 Municipal Special Election Ballot, and Related Actions Regarding Ballot Materials.

- i. Councilwoman Barbara Bry spoke in favor of SDSU West. She identified that the land for the existing campus was donated with only a mandate to build a college. This deal before us has called for a negotiation for the land value of the sale. Project has benefits well beyond the sales price in the form of long term economic benefits and the advancement and expansion of the SDSU campus.
- ii. Councilman Scott Sherman declared he is against the friends of SDSU for a number of reasons: It excludes purchasing the land for the park, I would be selling a taxpayer asset, The specificity of Soccer City vs SDSU West 2200 pages vs. 13 pages is significant, the traffic impacts are identified to be build and no plan exists for SDSU, the City just voted to subsidize football for SDSU until 2020, but taxpayers are subsidizing the balance that is not covered by the lease, the person who is sponsoring this measure, Jack McGrory, has said trust me before on many issues that turned out badly. He ended with ‘Vote no on the SDSU measure.’
- iii. Kaye Durant spoke regarding questions prepared by her and Jonathan Frankel that were sent to SDSU based on the initiative review with responses returned a week and a half ago. The answers were positive in their answers and generally complete.
 1. Jonathan Frankel thanked SDSU and their representatives characterizing the 13 pages as an outline of things that are to come. It is a 120-year-old university likely to work in the best interest of the City. The university will have approval rights and not the city over permitting and construction. The City council will enter into negotiations with the City Council for the park and other aspects with timing and triggers in place. There is also a commitment to environmental review. CEQA has discretion with mitigation where feasible on aspects. Investment in public education has an aspect of greater good for the community and economically.
- iv. Marco Sessa stated that that short-term taxes are outweighed by long term economic benefits provided by a university and are more than the taxes which was pointed out by Councilwoman Bry. He reiterated the long-term benefits to the community and City in both economic and social terms. Marco also expressed that the previous comments against Jack McGrory were wrong, in his opinion.
- v. Rick Tarbell and Jonathan Frankel had questions back and forth regarding the proposed 4600 housing units. Once the land is sold, the regulation will be by the State of California. Jonathan suggested that certain aspects are ‘baked into’ the agreement on the terms and conditions. Rick has worked with UCI and the Irvine Co, who have done similar agreements in the past and it has worked for 50 years. He suggested that the land will be given as a ‘free ride’ and he expressed concern if proper restrictions in the agreement will be negotiated in the future.
- vi. Elizabeth Leventhal pointed out that this project seems to align with the community plan update.

- vii. Katie Temple asked for support for growth of education with an open and transparent process and continue to grow the economy by having more alumni, who support the local economy in many ways.
- viii. **Kaye Durant moved to recommend the initiative as presented; Elizabeth Leventhal seconded the motion.**

- 1. **Discussion from Jonathan Franke added that the hope that if the measure passes the vote, that Friends of SDSU would work with the MVPG on the specifics of the plan and the EIR to come.**
- 2. **The matter was recommended 16-0-3 with Steve Abbo, Michele Addington, Perry Dealy, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, John La Raia, Elizabeth Leventhal, Kathy McSherry, Patrick Pierce, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg and Larry Wenel voting yes. Nobody voting no, and Andrew Michajlenko, Cameron Bucher and Derek Hulse recusing and/or abstaining.**

- 2. Election of Chair and Vice Chair of MVPG-Keith Pittsford
 - a. Keith Pittsford reviewed the current Board positions open. With John Nugent's resignation last month, there are 2 open positions in the Property Taxpayer category that end in 2020. There is one open position in the Property Owner category that ends in 2022. Any member of the public interested in serving is invited to apply. Currently there are 21 members out of a possible 24 positions.
 - b. Since the resignation of John Nugent last month, there have been no requests or nominations for Chair or Vice Chair prior to this meeting
 - i. Kaye Durant volunteered for Vice Chair in the meeting
 - ii. Michele Addington volunteered for Chair in the meeting
 - iii. Michael Sherman from the audience expressed interest in joining the MVPG and serving as Chair. He currently qualifies as a property owner representative for the Scottish Rite.
 - c. A decision was made to defer the vote on open positions until the November meeting, starting with a vote to add Mr. Sherman to sit on the board.

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

The next regular meeting will be on Wednesday, November 7, 2018 at 12:00 p.m. at the Mission Valley Library, Community Room.



Keith Pittsford, for Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEET FOR OCTOBER 3, 2018 MEETING

GUEST SIGN-IN Meeting Date Oct 3, 2018
 We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	Tiffany Willborn	CTE
2	Ana Garate	SDSU
3	Dennis Stein	Igroup Design
4	DAVE GIBSON	DKGIBSON@PD.SANDIAGO.GOV
5	BILL MAYER	SUNDBERRY PROPERTIES

GUEST SIGN-IN Meeting Date Oct 3, 2018
 We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
24	Heidi Bell	TSA-Construction
25	Robert Weidner	Weidner App
26	Rob Hutsel	San Diego River Park Foundation
27	Karen Kelly	San Diego Public Library
28	ALLEN DEWIS	DUKEMARK
29	Thomas Loford	
30	Michael Sherman	SCOTTISH RITE FOUND.
31	Joe LaCava	No on Measure E
32	Theresa Quiroz	No on Measure E

GOV'T STAFF SIGN-IN Meeting Date Oct 3, 2018

	Print Name	Print Affiliation
1	Ryan Trabuco	Sen. Toni Atkins
2		
3		
4		

**MINUTES OF THE
MISSION VALLEY PLANNING GROUP**

November 7, 2018

Mission Valley Public Library, Community Room
2123 Fenton Parkway, San Diego, CA 92108

Members Present:

Michele Addington, Cameron Bucher, Bob Cummings, Perry Dealy, Kaye Durant, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg and Larry Wenell.

Members Absent: Steve Abbo, Patrick Pierce,

City/Government Staff:

Javier Gomez – Office of Assembly Member Todd Gloria
Dave Gibson, new representative for the SDPD Dkeilbson@PD.sandiego.gov

Guests:

See list at end of minutes

A. CALL TO ORDER

Cameron Bucher 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.

Verify Quorum: 19 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Kathy McSherry led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Cameron Bucher, acting chair, welcomed everyone to the meeting and reminded those present to sign the sign in sheets. It was also noted that the meeting agenda was posted at the Library, but was not posted to the City website.

D. APPROVAL OF MINUTES

Elizabeth Leventhal moved to approve the minutes of the October 3, 2018 regular meeting; Michele Addington seconded the motion. Minutes were approved 17-0-2 with Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg and Larry Wenel voting yes. Dottie Surdi and Jim Penner abstained due to their September absence.

E. PUBLIC INPUT

1. David Myer from SD Health announced an open house on November 25, 2018 for a Hillcrest Medical Center Update.
2. Marco Sessa announced that a Public Farmers Market is being held at Civita on Friday afternoons from about 3PM until 7PM.

F. MEMBERSHIP COMMITTEE

1. Open position Volunteer, Michael Sherman representing the Scottish Rite Center in the category of Property Taxpayer was elected unanimously and seated.
2. Election of Chair and Vice Chair of MVPG – Keith Pittsford and Bob Cummings counted ballots and confirmed:
 - a. Jonathan Frankel for chairperson
 - b. Kaye Durant for vice-chairperson

G. TREASURER’S REPORT

1. Elizabeth Leventhal No Changes reported

H. ACTION ITEMS

1. CUP Amendment – The Marijuana Outlet, 3703 Camino Del Rio South

The applicant made a presentation concerning the proposed expansion of the marijuana facility. Elizabeth Leventhal expressed her opinion for not needing an expansion. Marco Sessa had questions on City issues, traffic and remaining City comments. Cameron Bucher and others had questions concerning the size of the expansion proposed and the need. Keith Pittsford had questions concerning the glass, screening, and ventilations.

Kaye Durant moved to recommend the initiative and amended the motion to include that all City comments need to be closed out; Perry Dealy seconded the motion. The matter was recommended 16-3-0 with Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Kathy McSherry, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Dottie Surdi, Rick Tarbell, Josh Weiselberg voting yes and Elizabeth Leventhal, Jim Penner, and Larry Wenell voting no.

I. INFORMATION ITEMS

1. City of San Diego – Proposed Water Main Replacements – Gabriel Torres

Gabriel noted that work will be performed during the day with traffic control and notices will be send out for the sections affected ahead of time. Josh noted that ComicCon event is July 18-21 and recommended to start after that event. Other questions were posed concerning the engineering aspects of the project, including work hours and lay down/storage area. No action was taken on the matter.

J. COMMITTEE/COMMUNITY REPORTS:

1. Subcommittee Reports:
Standing Committees:

- a. Design Advisory Board – Normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library-
- b. Mission Valley Community Plan Update- Elizabeth Levental/ Andrew Michajlenko Normally meets 2nd Friday of each month at 3:00 p.m. at the Mission Valley Library. . Mary Sheppard commented that the Board was failing to adequately represent the community’s interest with respect to the City’s proposed deadline for comments. The CPU proposes substantial changes to the character of Mission Valley and lack of insightful and timely response from the MVPG risks allowing the City to pursue a plan that the community may not desire. Cameron Bucher responded that the CPU included moving parts, some of which the City has yet to provide and that absent all aspect of the plan, including, specifically, the traffic modeling, left the MVPG feeling it couldn’t adequately respond to the City in that it lacked a holistic understanding of the potential effects of the CPU and how it may wish to weigh in on them.

c. Ad Hoc Committees

- 1) Public Health, Safety and Welfare – Elizabeth Leventhal

Nothing reported

- 2) Riverwalk-Michele Addington

Nothing reported

- 3) MV Stadium Redevelopment-Kaye Durant

Kaye Durant posed the question whether this Ad Hoc Committee should continue; the consensus from the MVPG Board was that it should and that the Chair should draft a letter to the Mayor’s office seeking direct involvement in the SDSU West negotiations with the Mayor’s Office in connection with the stadium property.

2. Community Reports

- a. San Diego River Coalition – Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library.

- i. Rob Hutsel mentioned that he had written a letter on behalf of the SD River Coalition opposing the Via Las Cumbres road due to issues related to the park.

- b. Community Planning Chairs Meeting –Cameron Bucher/Michele Addington

Nothing reported

3. Miscellaneous Mail/Items-For the Good of the Order

Nothing reported

K. Adjournment: The meeting was adjourned at 1:15P.M.

**Next Regular Meeting Date – Wednesday, December 05, 2018-12 noon
at the Mission Valley Library, Community Room.**

Keith Pittsford, for Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEET FOR NOVEMBER 7, 2018 MEETING

GUEST SIGN-IN

Meeting Date 11/7/ 2018

We have open board positions—please let us know if you wish to volunteer.

#	Print Name	Print Affiliation
1	Rob Hutzel	SAN DIEGO RIVER PARK FOUNDATION
2	Michael Sherman	SD SCOTTISH RITE FOUNDATION (Russon Valley)
3	Jackie Givens	SDSU
4	Scott Brunet	Scott Brunet Architects
5	David Mier	UCSD UCSD Health
6	Jill Zuehlke	jill@zagp.biz
7	Ken Gotthelf	PROPERTY OWNER
8	L. Ledram	
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GOV'T STAFF SIGN-IN

Meeting Date 11/7/ 2018

#	Print Name	Print Affiliation
1	Mary Shepard	President
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**MINUTES OF THE
MISSION VALLEY PLANNING GROUP**

December 5, 2018

Mission Valley Public Library, Community Room
2123 Fenton Parkway, San Diego, CA 92108

Members Present:

Steve Abbo, Michele Addington, Perry Dealy, Kaye Durant, ~~Bob Cummings~~, Jonathan Frankel, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Patrick Pierce, Jim Penner, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Josh Weiselberg and Larry Wenell.

Members Absent: Cameron Bucher, Bob Cummings, Derek Hulse, John La Raia, Kathy McSherry, and Rick Tarbell

City/Government Staff:

Guests:

See list at end of minutes

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:03 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 12 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Jonathan Frankel led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel, chair, welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

D. APPROVAL OF MINUTES

Michelle Addington moved to approve the minutes of the November 7, 2018 regular meeting, Elizabeth Leventhal seconded the motion. Minutes were approved 16-0-2 with Michele Addington, Perry Dealy, Kaye Durant, Jonathan Frankel, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Jim Penner Keith Pittsford, Marco Sessa, Dottie Surdi, Josh Weiselberg and Larry Wenell voting yes. Steve Abbo and Patrick Pierce abstained.

E. PUBLIC INPUT

1. A member of the public expressed her displeasure at the number of Planning Group members present at the beginning of the meeting.
2. Normal Heights Planning Group members Michael Chandler and Gary Weber commented about the desire to connect Normal Heights and Mission Valley.

Marco Sessa commented about a report done by the River Conservancy. Rob Hutsel said the River Conservancy had been studying this for 15 years.

F. MEMBERSHIP COMMITTEE

1. Two vacant positions. See Keith Pittsford if interested.

G. TREASURER'S REPORT

1. Elizabeth Leventhal No Changes reported

H. ACTION ITEMS

1. Discussion and Approval of Comments on Draft Community Plan Update (CPU)

Several meetings were held to discuss the CPU. Meetings were held on Sep 14, 2018, Oct 12, 2018 and Nov 9, 2018

Andrew Michajlenko passed out three pages of high-level feedback, prepared after the meetings which are enclosed at the end of the minutes. Andrew and Elizabeth Leventhal presented a slide presentation highlighting areas of concern. These areas are address below with MVPG member and public comments following the presentation.

Introduction & Vision: The document fails to describe the true Mission Valley vision. This should be an over arching statement to state what we want Mission Valley to be, who we are and what we want to be.

Mobility: Trying to find a balance between North/South connections and preservation of the river. Rivers and freeways present a barrier to North/South connectivity. The Mobility Plan has still not been completed and shared with the Public. A large part of the mobility discussion was on Via Los Cumbres roadway connector. Fashion Valley road could be offset and routed farther west instead of Via Los Cumbres. We may need to step back and look at this in retrospect. Marco Sessa questions the fact that the plan does not have zoning involved. Plan has no detail on interchange/intersection improvements, only road segment improvements. None of the CalTrans improvements that were presented 2 years ago were not included in the Plan.

Parks & Open Space: Questions were raised about the right target is established to the population-based parks 2.8 acres per 1000 residents are in the plan. This is consistent with overall city guidelines. Urban life style would allow for more density with shared park space. We have several green spaces that have been built by private developers that are not included in the plan

Public Facilities. Lack of schools in MV and fire stations. City has said that even since Station 45 has been built, response time west of 163 is not meeting requirements. This is an issue of connectivity which the city says Via Los Cumbres solves. This may be solved by building a fire station in conjunction with Linda Vista Community at a substantial savings by not building a huge/high bridge that dissects the Riverwalk Park.

Urban Design. Over legislation of design. Language is subjective, and the design directly conflicts with building code, CalGreen Code and Municipal Code.

General Comments: No mobility plan finalized, no Infrastructure Facilities Impact Plan not circulated both of which preclude a true study of the MV CPU. Hillside and River Overlay Zones requires discretionary approval in development by right, are we falling short if this is adopted. Draft plan has many clerical and formatting edits requiring City Staff editing.

Comments by the Board and Public:

Perry Dealy expressed his displeasure with the Vision Statement. Concerns the lack of workforce housing and the plan doesn't maximize this issue.

Keith Pittsford. Via Los Cumbres was discussed intensely but the Fenton Parkway was not addressed. With SDSU West, Fenton Parkway will become more imperative. Marco Sessa commented that Fenton Parkway was more appealing and therefore less opposition. Michelle Addington stated the MV CPU EIR is due out in first quarter 2019. Jonathan Frankel states that the SDSU West could align with the MV CPU EIR. Josh Weisberg commented about the trolley stations which will help with the North/South connectivity. Jonathan Frankel says that the CPU has over 100 different policies that will cause applicants an onerous process. Rob Hutsel comments that the process failed from the City. Concern to 30+ acres of parks are being transferred to Mission Bay Park that currently exists. This means 34 less park acres in MV. MV CPU should have explored the possibility to find the 34 acres with the Valley. The River is near and dear to his heart and an 80-acre park at the Golf Course is refreshing but the Via Los Cumbres bridge will cause major harm to the river with no way to mitigate the harm. He states that the MVPG should get the city to stop this process until the plans are complete. Get the agencies involved before the plan is sent to the City Counsel. The process did not provide a meaningful discussion with the MVPG nor take into consideration the many objections the CPU Sub-Committee expressed during the process. Mary Shepard comments City is railroading the plan. Marco Sessa comments about the significant lost opportunity to define the difference between resource-based parks (flat place of land) vs. population-based parks. The City Master Park plan is not complete. Jonathan Frankel addressed the different types of parks, paseo, pocket parks, can the CPU put into the city plan. MV has the most private development with private parks. Keith Pittsford says it could be offset by land or money. Josh questions how the parks going to be maintained and paid for. Marco Sessa comments that many of the parks are on private land and would have to be paid for by the private parties. Are the developers going to be willing to foot the bill for these parks? Michelle Addington stated that she sent comments to the City Master Parks Plan. She commented that the YMCA is there and no need for another aquatic park. Since the City Master Parks Plan is incomplete, this also begs for the MV CPU to be relooked until all the plans can be aligned.——

Keith Pittsford & Marco Sessa discussed the fire station on the West side that is in the existing MV CPU. Bob Chandler asks who is the we in the plan? The plan doesn't address the flood evacuation plan and doesn't consider the density issues in the event of an evacuation. Plan doesn't consider the homeless.

Jonathan Frankel states that he would like to continue this discussion at the next meeting. Andrew says the city would like our comments in December to get the EIR published. The MV CPU can meet on December 14th with the ability to approve the CPU on behalf of the MVPG. Jonathan made a motion Dottie Surdi seconded. All members present affirmed the motion.

2. Discussion and Approval of Letter to Mayor Faulconer Regarding Measure G
Kaye Durant and Jonathan Frankel drafted a letter to the Mayor and SDSU. We hoped the plan would consider the sale of the land and the wishes of the MVPG be involved in the process. Keith Pittsford commented that the MV CPU and SDSU EIR should be aligned for efficiency. Jim Penner would like the open and transparency should be specific that MVPG meetings should be included. Keith Pittsford made a motion to allow the Stadium Redevelopment Ad Hoc Sub-Committee to incorporate

these changes and forward the letter. Alan Grant seconded the motion and all members present affirmed the motion.

~~b. Josh noted that ComicCon event is July 18-21 and recommended to start after that event.~~

J. COMMITTEE/COMMUNITY REPORTS:

1. Subcommittee Reports:

Standing Committees:

- a. Design Advisory Board – Normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library-
- b. Mission Valley Community Plan Update- Elizabeth Leventhal/ Andrew Michajlenko Normally meets 2nd Friday of each month at 3:00 p.m. at the Mission Valley Library. **Next meeting is December 14, 2018.**
- c. Ad Hoc Committees
 - 1) Public Health, Safety and Welfare – Elizabeth Leventhal
We All Count will be conducted on January 25, 2019
 - 2) Riverwalk-Michele Addington
Smart Traffic Signaling was presented. Schedule for 2019 to come.
 - 3) MV Stadium Redevelopment-Kaye Durant
Letter will be sent to the Mayor

2. Community Reports

- a. San Diego River Coalition – Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library. No meeting in December, next meeting Jan 18, 2019.
- b. Community Planning Chairs Meeting: No meeting in December
Nothing reported

3. Miscellaneous Mail/Items-For the Good of the Order

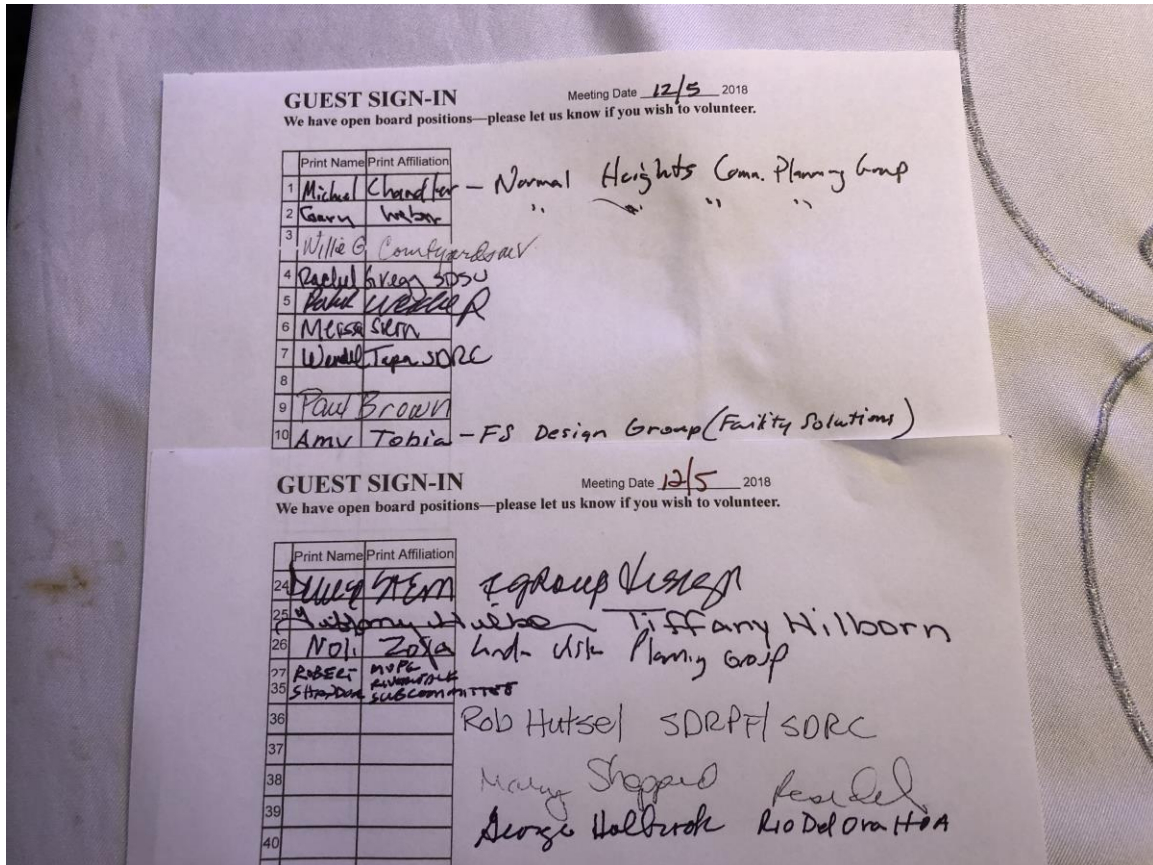
Nothing reported

K. Adjournment: The meeting was adjourned at 1:30 P.M.



Kaye Durant, for Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEETS FOR MVPG December 5, 2018



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

January 9, 2018

Mission Valley Public Library, Community Room
2123 Fenton Parkway, San Diego, CA 92108

Members Present:

Steve Abbo, Cameron Bucher, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Rick Tarbell, Josh Weiselberg, and Larry Wenel.

Members Absent: Michele Addington, Perry Dealy

City/Government Staff:

Nancy Graham

Guests:

See list at end of minutes

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 14 members were present, constituting a quorum; Kathy McSherry, Derek Hulse, Dottie Surdi, John LaRaia, Marco Sessa and Patrick Pierce joined after the Call to Order.

B. PLEDGE OF ALLEGIANCE –

Jonathan Frankel led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Jonathan suggested an informal committee or other session of the Board to outline strategic goals and desires for the future of Mission Valley including the CPU, the SDSU West project and other proposed development in Mission Valley.

D. APPROVAL OF MINUTES

Keith Pittsford moved to approve the minutes of December 05, 2018 regular meeting; Alan Grant seconded the motion. Minutes were approved 14-0-6 with Steve Abbo, Kaye Durant, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Patrick Pierce, Jim Penner, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Josh Weiselberg, Larry Wenel **voting yes, and Cameron Bucher, Bob Cummings, Derek Hulse, John LaRaia, Kathy McSherry and Rick Tarbell **abstaining.****

E. Public Input – Non-Agenda Items but within the scope of authority of the planning group.

- None.

F. Membership Committee – Keith Pittsford

1. Two open positions on the MVPG Board; volunteers are encouraged to apply.

G. Treasurer’s Report – Elizabeth Leventhal

1. Reported that the balance remains same at \$1,344.16.

H. Information Items

1. Conversion of Existing Carl’s Jr. Restaurant at 5323 Mission Center Rd. – Khoa Nguyen

Application provided background on Chick-Fil-A and business practices, including development of dual drive-thru system. Applicant proposes no modifications to existing site plan; proposes architectural modifications to building façade and landscape and as necessary for compliance with City approval process. Applicant sought input from DAB, but project does not require DAB approval. Applicant came before MVPG as informational item for outreach to MVPG. Questions asked about property boundary and relationship to Incahoots business; the property is separate from that business and is a parcel separate and apart from the parcel upon which the Incahoots business is located. This facility will be franchisee operated. Questions asked about impacts to river and homeless; project will not directly affect the river and the franchisee is welcome to partner with City or other non-profits regarding assistance re: homelessness. Project timing seeks City approval in April, construction through the summer and an opening Fall of 2019. Question asked about mural on block wall; no plans to modify the mural.

I. Action Items –

1. Witt Mission Valley Residential Project – Josh Vasbinder & Karen Ruggels

Applicant provided background on company and general outline of project. Project is on just over 5 acres, five stories high in a wrap configuration and will have 277 residential units, including studios, 1 & 2 bd units and shop-keeper units and is similar to adjacent Millennium Mission Valley project. Applicant modified the site plan to bring the garage closer to freeway at request of City. Project also features large dog park and prominent stair-step entry at northwest corner near entrance to river path to make more inviting. Traffic impacts are limited to cumulative impacts to Camino Del Rio North. The project will pay an in-lieu fee, which is reduced as project is on City’s fast track process because it generates 52% of its own electric need onsite. Questions were asked about noise and impact to residents in adjacent project – no complaints received concerning noise by residents, but not all units are leased yet. The project EIR comment period has closed and project expects to

go before Planning Commission February 2019; construction could begin end of 2019 and will require two years to complete.

Marco Sessa moved to recommend the project as presented; Dottie Surdi seconded the motion. The matter was approved 20-0-0 with Steve Abbo, Cameron Bucher, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Rick Tarbell, Josh Weiselberg, Larry Wenel **voting yes.** There were zero “no” votes, recusals or abstentions.

2. Application for CUP for alcoholic beverage outlet at Chevron Gas Station at 2290 Camino Del Rio North – Bill Riggle & Saad Attisha

Applicant presented materials including cycle comments from City and proposed conditions issued by City Police Department. Applicant agrees to comply with conditions provided it does seek waiver on the prohibition of refrigerated alcoholic beverage sales and does seek approval to have two coolers for refrigerated alcoholic beverages. Applicant also agrees that if it obtains approval for alcoholic sales as submitted, it will agree to comply with all of City requirements including frontage improvements to driveways and sidewalk. Applicant was asked to confirm the above. Applicant was also asked about crime statistics and whether they could confirm the high crime rate is mostly attributed to crimes committed at stadium site during events. Applicant believed such was the case, but could not provide confirmation re: the statistics. Applicant was asked if sales had declined since facility was renovated to expand convenience store. Applicant indicated sales had increased and sought approval of the CUP to provide additional convenience to customers and is aimed to maintain their business. Project is located immediately across Camino De La Reina and adjacent residential complex where some customers live.

Jonathan Frankel moved to recommend the project as presented by Applicant; Derek Hulse seconded the motion. The matter was approved 17-3-0 with Steve Abbo, Cameron Bucher, Kaye Durant, Bob Cummings, Jonathan Frankel, Alan Grant, Derek Hulse, John La Raia, Kathy McSherry, Andrew Michajlenko, Patrick Pierce, Marco Sessa, Michael Sherman, Dottie Surdi, Rick Tarbell, Josh Weiselberg, and Larry Wenel **voting yes, and** Elizabeth Leventhal, Jim Penner and Keith Pittsford **voting no.** There were no recusals and/or abstentions.

J. Committee/Community Reports:

1. Subcommittee Reports:

a. Standing Committees:

- 1) Design Advisory Board – Normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko.

The DAB did not meet last month.

- 2) Mission Valley Community Plan Update- Elizabeth Leventhal/ Andrew Michajlenko Normally meets 2nd Friday of each month at 3:00 p.m. at the Mission Valley Library.

Comments on the MVCPU have been compiled and submitted to the Chair for final review and delivery to the City. No meeting is planned for January. Nancy Graham commented the City is looking to release the EIR draft in February as well as proposed land use drafts. The land use drafts is passing through the City's working group prior to release which is anticipated to be February.

b. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

The We All Count effort for MV and other areas of the County is planned for January 25th and is headed by the San Diego River Park Foundation. For more information or to volunteer, visit the following link:

<https://rtfh.volunteerhub.com/>

John Brady from Voices of Our City Choir was introduced and briefly spoke about the organization and its purpose in developing solutions to homelessness in San Diego. More information can be found at the following link: <http://www.voicesofourcity.org/>

2) Riverwalk-Michele Addington

New meeting dates; meetings now held on 4th Thursday of the month with next meeting to be held February 28th at 3:30PM at the MV Library.

3) MV Stadium Redevelopment-Kaye Durant

Letter from MVPG sent to Mayor and SDSU, but no response received thus far. SDSU commented that they will be initiating outreach efforts and seek public input on the project in the coming months and will have email contact for public input to be received.

2. Community Reports

a. San Diego River Coalition – Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library.

There was no meeting in December. The next meeting will be January 18 at 3:00p.m. and the agenda will include a letter to the Mayor's office concerning SANDAG's continued efforts regarding the river trail south of the stadium site.

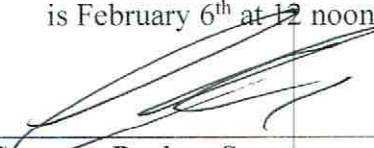
b. Community Planning Chairs Meeting –Michele Addington/Jonathan Frankel

No meeting in December, but January meeting is focused on Mayor's proposed parking minimums.

3. Miscellaneous Mail/Items-For the Good of the Order

Rob Hutsel of San Diego River Park Foundation commented that over past year survey indicates an 81% reduction in homeless encampments in the river area of Mission Valley as well as reduction in associated trash removal. New efforts will focus on homeless residing in canyons who were displaced from the river and the impact on them. Josh Weiselberg commented that relocation of the recycling center from Food-4-Less to mid-City has also reduced some of the MV homeless issues and also commented that he would like to see SDSU work a homeless outreach or assistance program into its redevelopment process.

K. Adjournment: Meeting was adjourned at 1:22P.M. Next Regular Meeting Date is February 6th at ~~12~~ noon at the Mission Valley Library, Community Room.



Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEET FOR JANUARY 9, 2019 MEETING

GUEST SIGN-IN Meeting Date 1/9/2019
 We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	Brittany Rugges Wauace	KUR planning
2	Karen Rugges	KUR planning
3	Robert Weichelt	Weichelt Properties
4	Carla Weichelt	Weichelt Properties
5	MARISSA FELICIANO	IS ARCHITECTURE
6	BECK & CIASATTI	URBAN ARENA
7	Amy Tobia	FS Design Group - MV Business
8	Anthony Hackett	
9	KEN GOETTER	PROP OWNER
10		

GUEST SIGN-IN Meeting Date 1/9/2019
 We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
24	John Brady	Voices of our City
25	Saad Attisha	Mission Valley Children
26	ROB HUTSEL	SORF
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**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

February 6, 2019

Mission Valley Public Library, Community Room
2123 Fenton Parkway, San Diego, CA 92108

Members Present:

Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, John La Raia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Rick Tarbell, Josh Weiselberg and Larry Wenel.

Members Absent: Derek Hulse, Michael Sherman & Dottie Surdi,

City/Government Staff:

Nancy Graham, Javier Gomez, Liz Saidkhanian, Karen Riley, Brian Schoenfleish

Guests:

See list at end of minutes

A. CALL TO ORDER

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

Verify Quorum: 16 members were present, constituting a quorum. Patrick Pierce, Josh Weiselberg and Andre Michaeljlenko joined later.

B. PLEDGE OF ALLEGIANCE –

Jonathan Frankel led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting.

D. APPROVAL OF MINUTES

Elizabeth Leventhal moved to approve the minutes of January 09, 2019 regular meeting; Alan Grant seconded the motion. Minutes were approved 16-0-2 with Steve Abbo, Cameron Bucher, Bob Cummings, Kaye Durant, Johnathan Frankel, Alan Grant, John LaRaia, Elizabeth Leventhal, Kathy McSherry, Patrick Pierce, Jim Penner, Keith Pittsford, Rick Tarbell, Marco Sessa, Josh Weiselberg. Larry Wenel **voting yes, and Michele Addington & Perry Dealy **abstaining**.**

E. Public Input – Non-Agenda Items but within the scope of authority of the planning group.

- Karen Riley of SD Library invited the public to join the Friends of the Library organization as membership has declined. They meet the 3rd Wednesday of the Month at 6:30pm at the Library.
- Gary Weber and Adam Deutsche, both of Normal Heights planning group, expressed desire for communication and cooperation with MVPG in connection with mobility and accessibility from Normal Heights to Mission Valley.
- Noli Zosa announced his candidacy for City Council, District 7 and his desire to continue his involvement with Linda Vista and Mission Valley communities and their continued development.
- Matthew Guillory and Anthony Hackett both introduced themselves as prospective MVPG board members and expressed interest in joining the MVPG.

F. Membership Committee – Keith Pittsford

1. Open positions on the MVPG Board - there are two open positions, each in the Resident and Tax Payer category. Keith to collect applications from prospective members to determine qualification.

G. Treasurer’s Report – Elizabeth Leventhal

1. Reported that the balance remains same; \$1,344.16.

H. Information Items

1. Update on SDSU West EIR Preparation (Initial Study/NOP) – Laura Shinn/Jim Chattfield

Laura Shinn, Director of Planning and Jim Chatfield of JMI provided overview of project; being an ideal location and focused on becoming regional asset. Review of CEQA process potential impacts and overall schedule. Review of history of site hydrology. The design centered around original hydrology and open space needs. Design provides for lower plateau (river and open space) and upper plateau (campus/development). Campus planned for 3-6 story buildings and 1.6M GSF; 35000 seat stadium for multi-use (NFL, MLS and other uses); 4,600 residential units over 15 block area (stadium-style being higher in center and lower elevation on frontage); 400 hotel rooms and 95,000 GSF of retail, market-serving space. Campus designed to handle 15000 FTE students; SDSU have 94000 applicants in 2019. No impacts to ag/forestry resources anticipated. DEIR expected Summer 2019 and decision by CSU Board of Trustees by January 2020. Question asked about residential acreage – the EIR provides for approximate acreage of residential development area. Other questions centered around the Fenton Parkway throughway and bridge and its impact (potential) on parkland as well as the lack of the extension shown on the planning documents despite its inclusion in the Mission Valley CPU. A comment was made about SDSU seeking to use value paid to City for the land to fund mitigation projects required for the project rather than have funds paid into a general fund and not be used in Mission Valley where the impact may occur the most. Questions about acquisition process and involvement by MVPG were asked – SDSU indicated the City dictated the scope of participants involved

but would provide updates to MVPG as available. Comments on NOP due by February 19th, 2019. Links to additional information, or to comment:

www.sdsu.edu/missionvalley or email: mvccomments@sdsu.edu

2. Community Plan Update Revisions & EIR Status – Nancy Graham

City released PEIR and the working draft of the Mission Valley Community Plan Update (CPU) today; the public has 45 days to submit comments to the City. City has worked with Riverwalk toward compromise regarding Via Las Cumbres extension and in lieu of original plan, proposes a two lane road east of the current Via Las Cumbres extension (i.e. Street J), which would cross under the MTS trolley line and then cross the river via above-grade crossing (i.e. bridge). The proposal is listed as the City's preferred alternative. Comments were raised about the lack of a financing plan in review of the proposed elements of the Plan and that same could hinder ability to provide meaningful input on the plan and the environmental impacts and mitigation therefore. Questions were also raised about impact of traffic on all adjoining or adjacent freeway interchanges and lack of understanding of how same may be mitigated as they were not studied as part of the plan. It was clarified the one-way couplet will run counterclockwise (north based on map provided). One comment indicated concern about VLC extension as Riverwalk represents last section of river left untouched and the VLC extension would affect the river. Another comment expressed concern for lack of vision and proposed development for areas located south of Interstate 8 and its effect on the viability of business there to continue or make long-term productive use of their land.

3. Recap of 2019 Point in Time County – Rob Hutsel

Rob Hutsel offered introduction of count and its purpose and history. Most recent count indicates overall reduction of homeless encampments and associated trash/refuse. Count from Estuary to Interstate 15 (@ Friars Road) revealed only 56 homeless persons. Based on unapproached persons and observed, but unoccupied encampments, using a multiplier, the count assumes only 60-70 persons residing in River within area outlined.

I. Action Items –

1. Consideration of Site Development Permit for Ruffin Canyon Trail Project –
Laura Ball

Project includes realignment and new acquisition of easements for portions of Ruffin Canyon trail from Taft Middle School through Escala HOA property to Mission Valley. Project outline indicated scope and projected timeline (seeking final approval and construction initiation approximately one year from now). Some plant species may be affected and will require mitigation. Part of the project is located in the Multi-Species Habitat Conservation Area. Project has support and approval of Serra Mesa Planning Group. Comment made about motion initially made (and later rescinded) that MVPG should support the project without condition of approval/consent of others.

Michele Addington moved to recommend the project as presented provided the City also obtain the approval/consent of each of SD Unified School District (Taft Middle School) and the Escala HOA; Keith Pittsford seconded the motion. The matter was recommended 13-5-1 with Steve Abbo, Michele Addington, Perry Dealy, Bob Cummings, Johnathan Frankel, John La Raia, , Kathy McSherry, , Jim Penner, Patrick Pierce, Keith Pittsford, Michael Sherman, Dottie Surdi, Josh Weiselberg voting yes, and Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Marco Sessa, Larry Wenel voting no and Kaye Durant recusing.

J. Committee/Community Reports:

1. Subcommittee Reports:

a. Standing Committees:

- 1) Design Advisory Board – Did not meet; normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko
- 2) Mission Valley Community Plan Update- Elizabeth Leventhal/ Andrew Michajlenko Normally meets 2nd Friday of each month at 3:00 p.m. at the Mission Valley Library. Meeting proposed to be moved to February 22nd to provide members time to review PEIR and working draft of the Mission Valley CPU and to verify availability with Library. Agenda will be provided when available and in accordance with bylaws and Brown Act.

b. Ad Hoc Committees

- 1) Public Health, Safety and Welfare – Elizabeth Leventhal thanked Rob Hutsel for his earlier presentation.
- 2) Riverwalk-Michele Addington indicated the next meeting will be held February 28th at the Library at 3:30pm and that meetings will be continue thereafter the 4th Thursday of each month with November and December meeting dates subject to change. Meetings will be in the Mission Valley Library at 3:30PM.
- 3) MV Stadium Redevelopment-Kaye Durant will provide a revised schedule of meetings so that the subcommittee may resume as SDSU has initiated the development process. No response yet form City regarding involvement or view into City negotiations with SDSU in connection with land sale.


2. Community Reports

- a. San Diego River Coalition – Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library. No meeting in January, but next meeting is February 15, 2019 @ 3:00pm; Riverwalk will present and the board will continue discussion of Via Las Cumbres extension.

b. Community Planning Chairs Meeting –Michele Addington/Jonathan Frankel indicated desire to bring an item to the Board to discuss the Mayor’s propose relaxation of parking requirements in an effort to aid in the development of new housing.

3. Miscellancous Mail/Items-For the Good of the Order: None reported.

K. Adjournment: Meeting was adjourned at 1:44 P.M. Next Regular Meeting Date – March 6, 2019 -12 noon at the Mission Valley Library, Community Room.



Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEET FOR FEBRUARY 6, 2019 MEETING

GUEST SIGN-IN		Meeting Date
We have open board positions—please let us know if you wish to volunteer.		2/6 2019
Print Name	Print Affiliation	
24 RALPH ZEYSSER	PROPERTY OWNER	
25 CARL ZEYSSER	" "	
26 LEONARD ZEYSSER	" "	
27 Cindy Moore	EMC	
28 Karen Kelly	San Diego Public Library	
29 LAURA BAY	City of San Diego, Park & Rec	
30 Anthony Hollett	Home & Home - w/eg	
31 ROBERT SHANNON	INDEPENDENT	
32 PAUL BROWN		
33 Eric Boultis	S.D. Capitanlands	
34 FEUER JOURNALS	FRANCHISE OF BATHING SUIT/SD CAPITANLANDS	
35 Nicholas Wilson	Resident	
36 Steve Longworth		
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GUEST SIGN-IN		Meeting Date
We have open board positions—please let us know if you wish to volunteer.		2/6 2019
Print Name	Print Affiliation	
1 Matthew Gullberg	Resident	
2 Anthony Lombardi	Advocate	
3 Ed Oja HeHe		
4 Paul Stevens	SDSU	
5 Laura Stuebel	SDSU	
6 Laura Marks	SDSU	
7 LESLIE STALL	CSD	
8 KEN GOTHELF	PROP OWNER	
9 ROBERT	SDPPF	
10 MOLLIE ZOS	LVPF	
11 TIM HANCHEDY	Michael Smeck, MFL	
12 MARY WELSH	RESIDENT	
13 ADAM DEANER	Nancy Kline, etc	
14 VICTOR KIEBES	COLLEGE	
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**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

March 6, 2019

Mission Valley Public Library, Community Room
2123 Fenton Parkway, San Diego, CA 92108

Members Present:

Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Rick Tarbell, Josh Weiselberg, Larry Wenel.

Members Absent: Andrew Michajlenko

City/Government Staff:

Nancy Graham, Zach Bunshaft

Guests:

See list at end of minutes

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:03p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 18 members were present, constituting a quorum. Dottie Surdi, John LaRaia, Josh Weiselberg joined the meeting later.

B. PLEDGE OF ALLEGIANCE –

Jonathan Frankel led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

D. APPROVAL OF MINUTES

Kaye Durant moved to approve the minutes of February 06, 2019 regular meeting; Michele Addington seconded the motion. Minutes were approved 16-0-5 with Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Rick Tarbell, and Larry Wenel voting yes, and Derek Hulse, Michael Sherman, and Dottie Surdi abstaining.

E. Public Input – Non-Agenda Items but within the scope of authority of the planning group. None

F. Membership Committee – Keith Pittsford

1. Open positions on the MVPG Board – two open positions and two prospective candidates. A vote will be held at the April meeting.

G. Treasurer’s Report – Elizabeth Leventhal

1. Reported that the balance remains the same at 1,344.16.

H. Information Items

1. Reform of Parking Regulations in Transit Priority Areas – Jonathan Frankel

Jonathan gave a general summary overview of the City Staff’s report on the proposed reform of Parking Regulations in Transit Priority Areas. A question was asked concerning the City’s ability to enforce the placement of specific tenants or uses, which allow the City to weight in favor or reduced parking requirements on a case by case basis.

I. Action Items –

1. Consideration of Neighborhood Use Permit for Signage Modification at Mission Valley Target – Steven Pollock

Update proposed to comprehensive signage plan required by City. Updated includes change of name from Wards to Target, as well as incorporate signage locational changes. Target proposes reduction in overall signage from current area of 1104 square feet to 890 square feet. Proposal also includes the addition of pick up sign and wine/spirits signage along northerly end of Target building on its western frontage. A question was asked concerning the parking space sizing and whether applicant could raise the issue with landlord seeking increased parking space sizing. Applicant indicated landlord also had to approve signage plan and would bring back comment regarding parking.

John LaRaia moved to recommend the project as presented; Kaye Durant seconded the motion. The matter was recommended 21-0-0 with Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Rick Tarbell, Josh Weiselberg and, Larry Wenel voting yes. There were zero no votes or recusals or abstentions.

2. Authorization for Request for 14-day Extension of CPU DEIR Comment Period – Jonathan Frankel

Meeting of subcommittee yielded concern about ability to prepare comments and present before the full board prior to comment period deadline. Nancy Graham cautioned the request would not like by approved and that Board could instead consider a special meeting ahead of the deadline. One comment suggested the Board seek both the Mayor and Council Member Scott Sherman's approval and/assistance in facilitating the extended comment period deadline. There have been no other requests for an extension of the comment period deadline.

Perry Dealy moved to recommend the request be made and be directed additionally through the Mayor's office and the Office of Councilmember Sherman; Marco Sessa seconded the motion. The matter was recommended 21-0-0 with Steve Abbo, Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Bob Cummings, Johnathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Michael Sherman, Dottie Surdi, Rick Tarbell, Josh Weiselberg and, Larry Wenel voting yes. There were zero no votes or recusals or abstentions.

J. Committee/Community Reports:

1. Subcommittee Reports:

a. Standing Committees:

- 1) Design Advisory Board – Did not meet; normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko

- 2) Mission Valley Community Plan Update- Elizabeth Leventhal/ Andrew Michajlenko Normally meets 2nd Friday of each month at 3:00 p.m. at the Mission Valley Library.

Matter covered under I.2.

b. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal updated on AB262 regarding measures to prevent future Hepatitis A outbreaks, the public controversy concerning inoperable showers downtown as well as relocation of homeless from Family Tent to Golden Hill as a result of recent flooding.

<https://www.voiceofsandiego.org/topics/government/bill-aimed-at-preventing-another-hep-a-crisis-has-drawn-the-ire-of-vaccine-opponents/>

<https://www.kusi.com/downtown-homeless-showers-have-been-broken-for-4-years/>

2) Riverwalk-Michele Addington indicated a meeting was held in February where Hines presented on the project and provided that they were in discussion with the City regarding J Street and a proposed bridge over the trolley in lieu of the Via Las Cumbres extension. The next meeting will be March 28th at 3:30pm.

3) MV Stadium Redevelopment-Kaye Durant

2. Community Reports

a. San Diego River Coalition – Rob Hutsel from the audience for Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library and at the meeting the coalition discussed general support for Riverwalk provided they have more clarity on proposed roads and bridges. Next meeting will be March 15th to discuss Dissolved Oxygen Project, Riverwalk (further) and approval of a comment letter to the MV CPU.

b. Community Planning Chairs Meeting - Jonathan Frankel/Michele Addington. Jonathan reported that there is ongoing discussion concerning amendment of the City's land use code to shorten the timeframe between publication of a final environmental document and when the project may be heard by the approving body from 14 days to 3. Jonathan will continue to monitor the developments related to the proposed changes. The next meeting wil deal with the proposed mixed use zones and specificity as to the zones and expected uses.

3. Miscellaneous Mail/Items-For the Good of the Order – none.

K. Adjournment: Meeting was adjourned at 1:04 P.M. Next Regular Meeting Date – April 3, 2019 -12 noon at the Mission Valley Library, Community Room.



Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEET FOR MARCH 6, 2019 MEETING

GUEST SIGN-IN Meeting Date March 6 2019
 We have open board positions - please let us know if you wish to volunteer.

Print Name	Print Affiliation
1. SAUND JAYSON	JANUARY FITNESS
2. JIM HANAGHEY	
3. [Signature]	CTE
4. [Signature]	Artist
5. Zach Brant	Rep. Scott Davis
6. KELLY STEIN	IGORCEP DESIGN
7. R. Lefford	RIVED WATER
8. Cory Hutchinson	C/S Companies
9. ROB HOFFER	SDAPP
10. KEN GOFFART	HOE WATER
11. Matthew Gullert	Resident
12. Zach Straw	INSPIRE
13.	

GOV'T STAFF SIGN-IN Meeting Date March 6 2019

Print Name	Print Affiliation
1. NANCY ABRAHAM	CITY OF SD PLANNING
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**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

March 20, 2019

Mission Valley Public Library, Community Room
2123 Fenton Parkway, San Diego, CA 92108

Members Present:

Michele Addington, Cameron Bucher, Perry Dealy, Kaye Durant, Johnathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Dottie Surdi, Josh Weiselberg, and Larry Wenel.

Members Absent: Steve Abbo, Bob Cummings, Kathy McSherry, Michael Sherman, Rick Tarbell

City/Government Staff: None.

Guests:

See list at end of minutes

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:04p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 13 members were present, constituting a quorum. Dottie Surdi, Patrick Pierce, John LaRaia and Andrew Michajlenko joined after the call to order.

B. PLEDGE OF ALLEGIANCE –

Jonathan Frankel led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

D. Public Input – Non-Agenda Items but within the scope of authority of the planning group – None.

E. Information Items – None.

I. Action Items –


Consideration of Comments on the Mission Valley Community Plan Updated Draft Environmental Impact Report - Andrew Michajlenko & Elizabeth Leventhal

Jonathan Frankel provided a section by section overview of the proposed comments. The Board and public engaged in discussion of the individual comments section by section. Questions and comments included questions around the scope of specificity and depth with with the programmatic EIR dealt with the CPU and proposed developments and related projects, both public and private. Comments relative to biological resources were

proposed for amendment relative to statements concerning the need for further environmental review. Comments and the land use section included deletion (as duplicative) of comments on the GHG emissions issues. Question and discussion concerning the scope of the review of the PEIR and the depth of the analysis as it relates to overall project scope vs. case-by-case analysis of individual projects in the future. Transportation concerns include the lack of a facilities financing plan and/or the feasibility of mitigation measures to deal with traffic in Mission Valley in the future. Question and discussion concerning the potential lack of educational (school) resources in Mission Valley should be addressed. Questions and discussion concerning school site depiction within SDCCU stadium site, but comment concerning objection thereto by SDSU. Comments on Parks and lack of objectives in the CPU regarding repair, maintenance and general stewardship of the River despite it being a focal point of the CPU and Mission Valley generally. One comment suggests submittal of a cover letter with comment letter indicating list of names of MVPG board members on subcommittee who reviewed the DPEIR and provided comments thereon as well as note lack of City input at this special meeting.

Andrew Michajlenko moved to recommend the comment letter be submitted together with the suggested cover letter as presented; Kaye Durant seconded the motion. The matter was recommended 16-0-0 with Michele Addington, Cameron Bucher, Kaye Durant, Johnathan Frankel, Alan Grant, Derek Hulse, John La Raia, Elizabeth Leventhal, Andrew Michajlenko, Jim Penner, Patrick Pierce, Keith Pittsford, Marco Sessa, Dottie Surdi, Josh Weiselberg. Larry Wenel voting yes. There were zero no votes, recusals or abstentions. Perry Dealy left the meeting prior to the vote.

G. Adjournment: Meeting was adjourned at 1:16P.M. Next Regular Meeting Date – April 3, 2019 -12 noon at the Mission Valley Library, Community Room.



Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEET FOR MARCH 20, 2019 MEETING

GOV'T STAFF SIGN-IN Meeting Date March 20 2019

	Print Name	Print Affiliation
1	NONE	
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3		
4		

GUEST SIGN-IN Meeting Date March 20 2019
We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	KEN GOTTHER	LINDA WHEEL
2	ROB HULSE	SDRPF
3	MARY HUSTON	SDRPF
4	MICHAEL HUSTON	MICHAEL HUSTON

MVPG MEMBERS SIGN-IN Meeting Date March 20 2019

1	Abbo, Steve	
2	Addington, Michele	Michele Addington
3	Bucher, Cameron	
4	Cummings, Bob	
5	Dealy, Perry	
6	Durant, Kaye	Kaye Durant
7	Frankel, Jonathan	Jonathan Frankel
8	Grant, Alan	Alan Grant
9	Hulse, Derek	Derek Hulse
10	La Raia, John	John La Raia
11	Leventhal, Elizabeth	Elizabeth Leventhal
12	McSherry, Kathy	
13	Michajlenko, Andrew	Andrew Michajlenko
14	Pierce, Patrick	Patrick Pierce
15	Penner, Jim	Jim Penner
16	Pittsford, Keith	Keith Pittsford
17	Sherman, Michael	
18	Sessa, Marco	Marco Sessa
19	Surdi, Dottie	Dottie Surdi
20	Tarbell, Rick	
21	Weiselberg, Josh	Josh Weiselberg
22	Wenell, Larry	Larry Wenell
23		