

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

October 6, 2021

Via Zoom/Electronic Meeting

Members Present:

Steve Abbo, Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Michael Sherman, Colton Speas, and Josh Weiselberg.

Members Absent: Ken Callaway, Kaye Durant, Pete Shearer, and Andrew Michajlenko,

City/Government Staff:

Guests:

N/A

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:___p.m. via Zoom.

Verify Quorum: 11 members were present, constituting a quorum. Marco Sessa joined at Item C, Colton Speas, Matthew Guillory and Keith Pittsford joined at Item D and Steve Abbo

B. PLEDGE OF ALLEGIANCE – None.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting and announced John LaRaia had resigned his position on the MVPG Board.

D. APPROVAL OF MINUTES

Derek Hulse moved to approve the minutes of the August 4, 2021 regular meeting; Michael Sherman seconded the motion. Minutes were approved 12-0-3 with, Cameron Bucher, Rachel Erwin, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Kathy McSherry, Keith Pittsford, Marco Sessa, Michael Sherman, Colton Speas, and Josh Weiselberg voting yes, zero persons voting no, and, Michele Addington, Marissa Feliciano and Elizabeth Leventhal abstaining.

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

Rob Hutsel of the San Diego River Park Foundation announced increase in encampments along the San Diego River, particularly at HWY 163, I15 and I805.

Anthony Hackett provided an update on matters for the office of Councilmember Raul Campillo.

Chris Ackerman-Avila provided an updated on matters from the office of Mayor Todd Gloria's office.

Diana from Senator Toni Akins office provided an update on matters from the Senator's office, including that the Senator was currently in the district.

Josh Wieselberg had a question about the SDSU public meeting schedule regarding the Stadium and when the next may be held.

F. Membership Committee – Michele Addington

1. Open positions on the MVPG Board

Membership: 3 Vacancies, 1 each in Property Owner; Property Tax Payer; Resident categories with one potential candidate (see Item I4). All interested are welcome to apply.

G. Treasurer's Report – Elizabeth Leventhal

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

H. Information Items

1. None.

I. Action Items

1. 2835 Camino Del Rio S. Cannabis Outlet CUP Amendment (Project No. 680806) – Spencer Andrews

Description: Request to amend previously approved CUP No. 1811038 to add 1,495 SF to the Cannabis Outlet operations within an existing 17,767 SF commercial building.

Applicant provided an overview of the proposed project, including diagrams and maps of the existing facility and new portion of the existing premises which will be used for non-public facing purposes, including inventory storage and processing for off-site delivery. No changes to the building footprint, parking or ingress/egress are proposed. Question was asked about what the secondary space is necessary for – staging area for patrons to insure only permitted access to authorized areas. A question was asked what the expansion would allow in terms of additional product – about 10-15% more product being stored onsite over current inventory. Questions were asked about city cycle comments; applicant indicated most were resolved or being resolved concurrently in light of prior mistakes in application processing re: parking lot surfaces and impervious surface area. Question was asked about criminal activity at the facility; applicant indicated really none other than offsite robbery of delivery drivers on two occasions in Imperial Valley. Question was asked about environmental determination which applicant indicated is usually the last approval to be obtained in the entitlement process.

Cameron Bucher moved to approve the matter as submitted; Michele Addington seconded the motion. The matter was approved 14-1-0 with Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Kathy McSherry, Keith Pittsford, Marco Sessa, Michael Sherman, Colton Speas, and Josh Weiselberg **voting yes**, Elizabeth Leventhal **voting no**, and no persons **abstaining**.

2. SDSU Stadium Stormwater Outfalls Project (Project No. 0693793)

Description: City of San Diego initiated project to clear and make as-needed repairs to five stormwater outfalls located within and adjacent to the San Diego River on the SDSU West stadium site.

Overview of newly created stand-alone Storm Water Department. Project entails maintenance (preventative and reparative) to the five existing outfalls at the SDCCU stadium site prior to turnover of outfall obligations to SDSU. An overview of the five outfalls and their current condition and scope of work was provided. A question was asked about what permits are required; there is some permitting and mitigation required which is underway as part of the project process, including a Substantial Conformance Review 1. A question was asked about how often maintenance is performed – the last maintenance of these outfalls was prior to 2013. Question was asked about whether the outfalls function now and if the project was maintenance only; they do function as they exist and the project is mostly preventative maintenance.

Michael Sherman moved to approve the matter as submitted; Derek Hulse seconded the motion. The matter was approved 15-0-0 with Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Michael Sherman, Colton Speas, and Josh Weiselberg **voting yes**, no persons **voting no**, and no persons **abstaining**.

3. Establishment of Election Subcommittee for regular March 2022 MVPG Election

Description: Establishment of an election subcommittee to oversee the advertising and operation of the March 2022 MVPG regular election where 9 seats will be up for reelection or vacant.

Michele Addington is looking for volunteers to assist in upcoming outreach efforts to attract prospective board members to the MVPG election in March 2022. Michele provided an overview of the eligibility requirements and upcoming election matrix for available seats. Keith Pittsford and Marissa Feliciano volunteered to assist as did Elizabeth Leventhal. Michele asked Marco Sessa to consider volunteering to help reach contacts in the Civita community. Marco expressed concern about the optics of involvement given connection to Civita community. A question was asked about verifying attendance at prior meetings.

Jonathan Frankel moved to approve the establishment of the Election Subcommittee and to appoint Michele Addington, Keith Pittsford, Marissa Feliciano and Elizabeth Leventhal thereto; Cameron Bucher seconded the motion. The matter was approved 16-0-0 with Steve Abbo, Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Michael Sherman, Colton Speas, and Josh Weiselberg voting yes, no persons voting no, and no persons abstaining.

4. Vacancy Election (Resident Category)

Description: The MVPG has received a qualified applicant to fill a vacancy in the resident category. Election to fill the vacancy.

Jonathan Frankel moved to continue this matter to the November 2021 meeting; Keith Pittsford seconded the motion. The matter was approved 15-0-0 with Michele Addington, Cameron Bucher, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Matthew Guillory, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Michael Sherman, Colton Speas, and Josh Weiselberg voting yes, no persons voting no, and no persons abstaining.

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

No update. Next meeting November 1, 2021 @ 3:30pm via GoToMeeting (as needed).

b. Ad Hoc Committees

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

Thanked Rob Hutsel for earlier update regarding encampments in the San Diego River.

- 2) MV Stadium Redevelopment - Kaye Durant

No update.

1. 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 update.

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

CPC Updates:

1. Spaces a Places: already has gone to Land Use and Housing Committee and Planning Committee and will go to City Council on 10/26/2021.

No Motion made by CPC.

2. 2021 Municipal Code Update - 35 items to allow more flexibility for Residential uses in the Employment Overlay Zone under certain conditions, CPC approved the updates with the exception of:

Item 17 - Use Table - Industrial Zones - Artisan Food and Beverage Producer - Allows the Artisan Food and Beverage Producer use in all industrial zones as permitted use to be consistent with the light manufacturing use.

Item 32 - Personal Storage Requirements for Multi Unit Residential Uses - Removes personal storage requirements for multi unit residential uses.

Item 34 - Transit Priority Area Implementation - Prohibits drive-through in TPAs to encourage more active travel and improve the pedestrian experience.

2. Miscellaneous Mail/Items-For the Good of the Order –

None.

K. Adjournment: Meeting was adjourned at 1:03 P.M. Next Regular Meeting Date – September 1st at noon with location likely to be electronic (Zoom).

Cameron Bucher, Secretary