



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 26, 2023 REPORT NO. PC-23-02
HEARING DATE: February 2, 2023
SUBJECT: MISSION VALLEY WEST AMENDMENT. Process Five Decision
PROJECT NUMBER: [685501](#)
OWNER/APPLICANT: Westfield U.S. Holdings LLC / Westfield Mission Valley Shopping Town

SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council approval of an Amendment to the Mission Valley Community Plan to change the boundary of the First San Diego River Improvement Project (FSDRIP) Specific Plan to remove the Westfield - Mission Valley West property from the Mission Valley Community Plan Specific Plan Subdistrict and the FSDRIP Specific Plan; and amend Municipal Code Chapter 13, Article 02, Division 14 – Community Plan Implementation Overlay Zone (“CPIOZ”) to replace the map depicting the boundaries of the CPIOZ area to one consistent with the updated FSDRIP Specific Plan?

Staff Recommendation:

1. Recommend the City Council APPROVE Community Plan Amendment No. 2607712; and
2. Recommend the City Council APPROVE Rezone No. 2607768 to amend the CPIOZ to be consistent with the updated FSDRIP Boundary; and
3. Recommend the City Council APPROVE Amendments to the First San Diego River Improvement Project (FSDRIP) Specific Plan

Community Planning Group Recommendation: On December 1, 2021, the Mission Valley Planning Group recommended on a vote of 20-0-1 to recommend approval of the project without conditions (Attachment 16).

Environmental Review: The Environmental Analysis Section (EAS) of Development Services Department conducted an environmental review and determined that the project would not result in any significant environmental impacts. This review was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require the preparation of an additional CEQA review for the proposed project. City staff has determined that the proposed amendment to the

Mission Valley Community Plan and FSDRIP Specific Plan are consistent with the Mission Valley Community Plan Update Environmental Impact Report No. 518009/SCH No. 2017071066. The project would not result in substantial changes or changes to circumstances and there is no new information which was not known or could have been known at the time of the certification of the Mission Valley EIR; therefore, in accordance with CEQA Section 15162 no subsequent or supplemental environmental document is required.

Fiscal Impact Statement: All costs associated with the processing of this project are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project site is an existing commercial development with no housing units. The proposed project does not propose any development. However, removing the property from the FSDRIP Specific Plan would allow for future development or redevelopment consistent with the Employment Mixed-Use (EMX) base zone, which could result in the future development of residential dwelling units.

BACKGROUND

The Mission Valley West Property is a 19.82-acre site, located south of Camino De La Reina, west of Mission Center Road, and north of Camino Del Rio North in the Mission Valley Community Plan Area. The Project proposes to remove the Mission Valley West property from the FSDRIP Specific Plan in order to enable the mall to develop in a manner consistent with the recently adopted Mission Valley Community Plan Update (2019) and to utilize the underlying EMX-1 base zone. No development is proposed at this time.

The FSDRIP Specific Plan consists of approximately 261 acres in Mission Valley. The Specific Plan was first approved in 1982 and amended eight times through 1999. The purpose of the Specific Plan was to create a plan for flood protection in this area of the San Diego River, provide a land use plan for areas around the San Diego River channel floodway, and create an assessment district to pay for floodway facilities and their maintenance. The infrastructure envisioned by the Specific Plan has been constructed and a maintenance assessment district was formed on June 2, 1987, to pay for the improvements and ongoing maintenance (Resolution No. R-268499). The Mission Valley West property is part of the maintenance assessment district. Removal of the property from the Specific Plan will have no impact on the assessment district, and the property will remain obligated to participate in assessments in the district.

All discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in [SDMC Section 112.0103](#). Therefore, the decision to approve, conditionally approve, or deny this project will be made by the City Council, a Process Five decision.

DISCUSSION

Project Description:

The Mission Valley Community Plan Update contemplated the removal of properties from the

various specific plans in the Community Plan. However, the Community Plan requires that individual property owners come forward with specific requests to be removed. The "Policies and Regulations" chapter of the Community Plan discusses the process for removing specific plan requirements from a property stating:

"The properties within the Specific Plan Subdistrict have a base zone consistent with land use designations of the Mission Valley Community Plan. However, the regulations of any adopted specific plan supersede those base zones. Amendments to the Land Development Code and Mission Valley Community Plan shall be required to remove a property from the adopted specific plan and Specific Plan Subdistrict CPIOZ. Once the Specific Plan Subdistrict CPIOZ boundary has been amended to remove the property from the overlay zone, the base zone shall apply."

Therefore, following the requested removal of the Mission Valley West property from the FSDRIP Specific Plan by the owner (Westfield), the land use designation of the Mission Valley Community Plan and underlying EMX-1 base zone shall apply to the site, consistent with the policies of the Community Plan. No physical development is contemplated with the proposed actions.

The proposed actions include: (1) amendments to the Mission Valley Community Plan Figure 4 to alter the FSDRIP Specific Plan boundary and Figure 39 (CPIOZ Subdistricts) to alter the FSDRIP Specific Plan boundary, (2) rezone to amend Chapter 13, Article 02, Division 14 of the Municipal Code, Community Plan Implementation Overlay Zone to replace the map to be consistent with the revised boundary of the FSDRIP Specific Plan, and (3) an amendment to the FSDRIP Specific Plan to remove references to the Mission Valley West property.

Community Plan Analysis:

On March 4, 2020, the City of San Diego Planning Department provided a response to a request by Westfield for a Community Plan Amendment initiation stating:

"Upon review of your request, the Planning Department finds that you are consistent with the requirements of a technical initiation under the following conditions:

- The scope of your project is limited to removing the property from the adopted Specific Plan only.
- The project does not include a change in land use designation as depicted in Figure 4 (Planned Land Use) of the Mission Valley Community Plan.
- The project does not include a change in the base zone.

Your approval of the use of a technical amendment, which does not require a formal initiation, is contingent that the above conditions do not change."

The proposal is within the scope of the technical initiation and therefore does not impact the Mission Valley Community Plan. As noted above, the Mission Valley Community Plan contemplated this action at the time of the Community Plan update. Following removal from the Specific Plan area, the property will be consistent with and subject to the goals and policies of the Mission Valley

Community Plan.

Conclusion:

The Community Plan Amendment and removal of the property from the FSDRIP Specific Plan area is consistent with the Community Plan.

The Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided the draft findings to support approval of the Project and draft conditions of approval. Staff recommends the Planning Commission recommend the City Council approve the Project as proposed.

ALTERNATIVES

1. Deny the Community Plan Amendment, Rezone amending the CPIOZ, and Amendment to the FSDRIP Specific Plan.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



Martha Blake
Development Project Manager
Development Services Department



Tait Galloway
Deputy Director
Planning Department

LOWE/MB

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. FSDRIP Boundaries - Existing
4. Project Location Map
5. Draft Ordinances

6. Draft Community Plan Amendment Documents
7. Plan Amendment C Sheet
8. Community Planning Group Recommendation
9. Ownership Disclosure

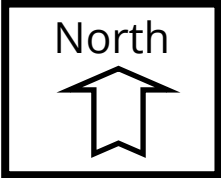


Project Site

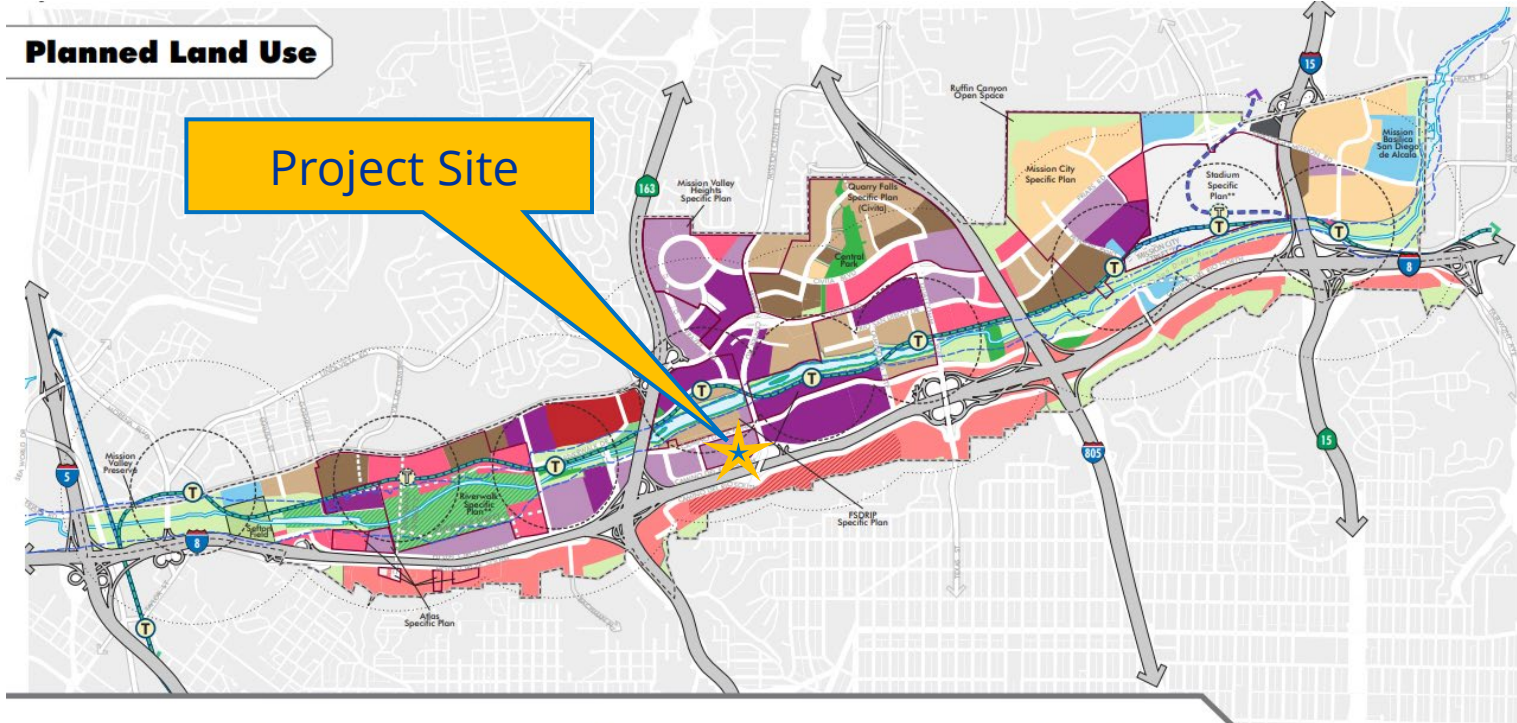


Aerial Photo

Mission Valley West Amendment
PROJECT NO. 685501



Planned Land Use



General Information

- Mission Valley Community Plan Area
- 100 Year Floodway
- Specific Plan
- Parcels
- Planned Roadway
- San Diego River

Transit

- Existing Trolley (Blue Line)
- Existing Trolley (Green Line)
- Planned Trolley (Purple Line)
- Planned Trolley Stop (Riverwalk)
- Trolley Station Design District (1/4 mile)
- Transit Priority Area (1/2 mile)

Land Use

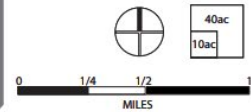
- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Residential (LD)
- Public/Institutional

- Office and Visitor Commercial
- Office and Visitor Commercial*
- Regional Commercial*
- Regional Office and Visitor Commercial*
- Industrial
- *Residential Prohibited

Park and Open Space

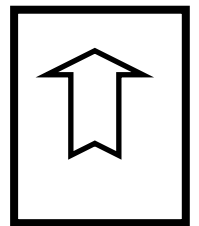
- Existing Park
- Existing Open Space
- Potential Park
- Potential Open Space
- Potential Park/Open Space

**To be completed

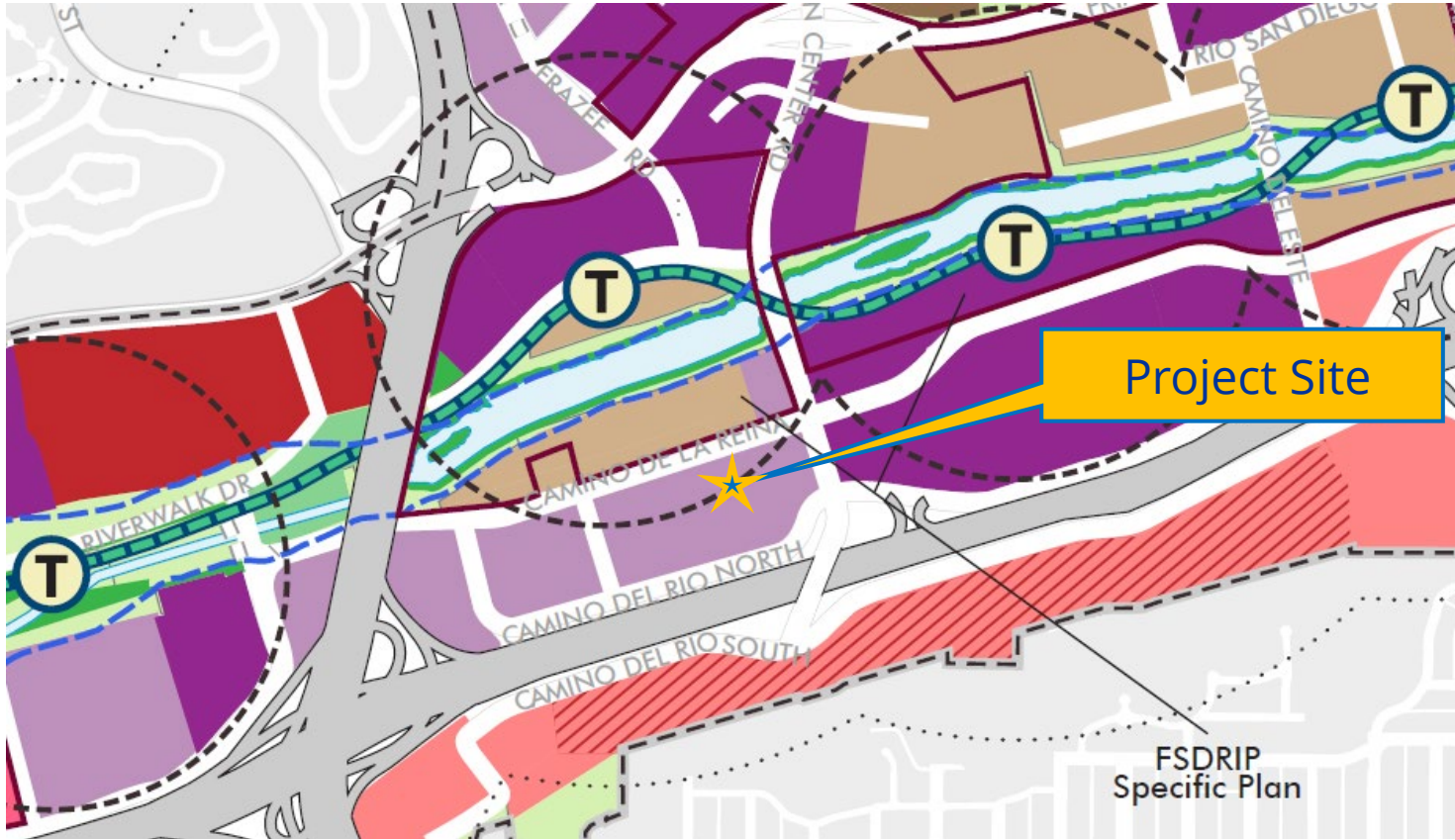


Land Use Map

Mission Valley West Amendment
PROJECT NO. 685501

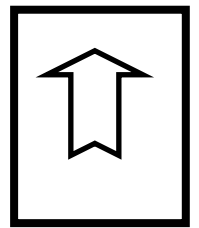


North

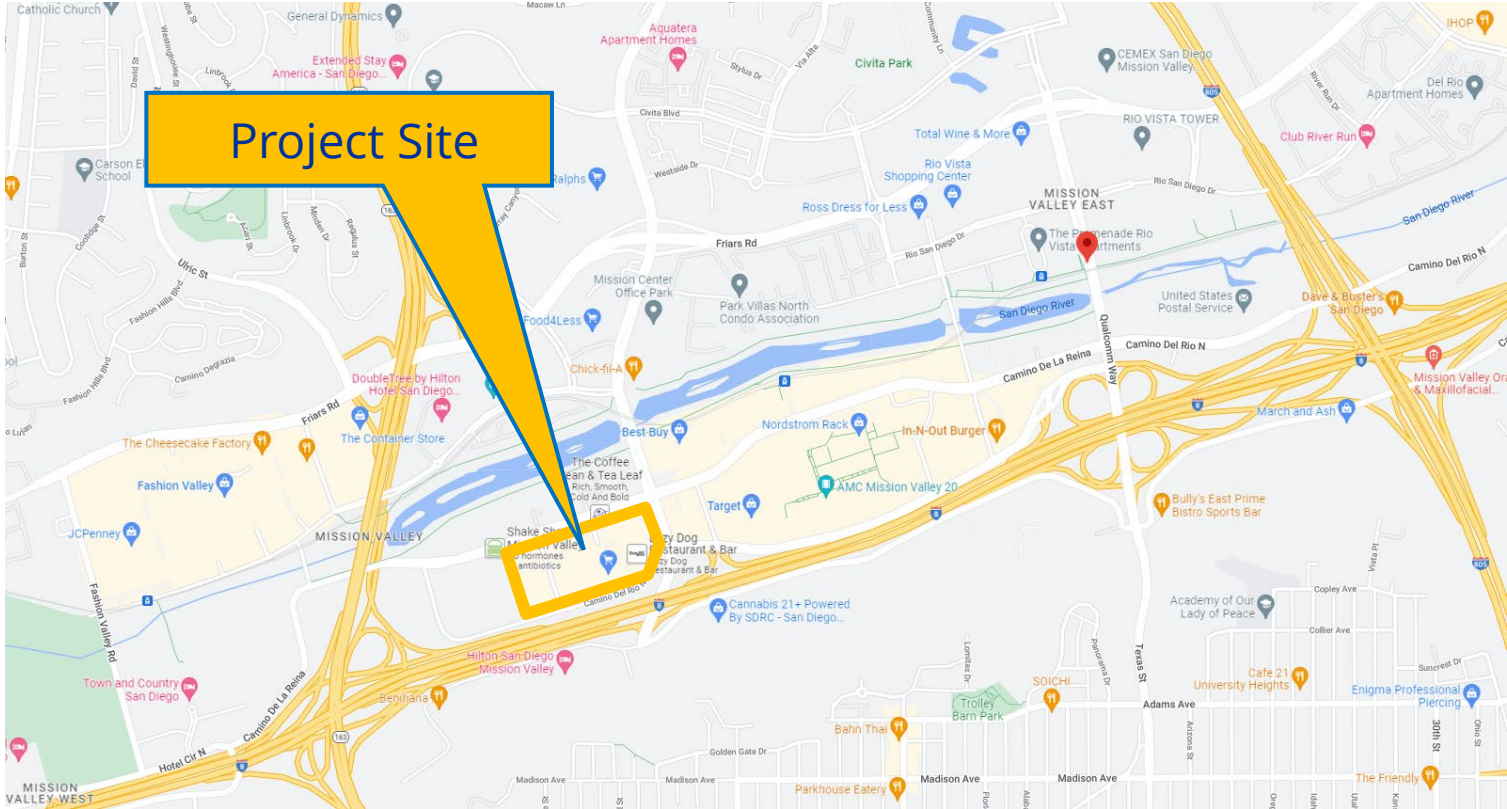


FSDRIP - Existing

Mission Valley West Amendment
 PROJECT NO. 685501

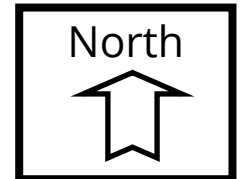


North



Project Location

Mission Valley West Amendment
PROJECT NO. 685501



STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-xxxxx (NEW SERIES) DATE

OF FINAL PASSAGE **TBD**

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 132.1402 AND 132.1403, RELATING TO THE MISSION VALLEY COMMUNITY PLAN AND THE MISSION VALLEY WEST AMENDMENT PROJECT.

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a development permit and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14R.

Table 132-14A

Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132-14A) through Midway-Pacific Highway (See Diagram 132-14D) [No change in text.]	[No change in text.]
Mission Valley (See Diagram 132-14R)	C-1013 <u>C-1026</u>
Navajo (See Diagram 132-14E) through Uptown (See Diagram 132-14K) [No change in text.]	[No change in text.]

(b) [No change in text.]

Table 132-14B

Community Plan Implementation Overlay Zone Applicability

[No change in text.]

§132.1403 Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this division for proposed development that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.

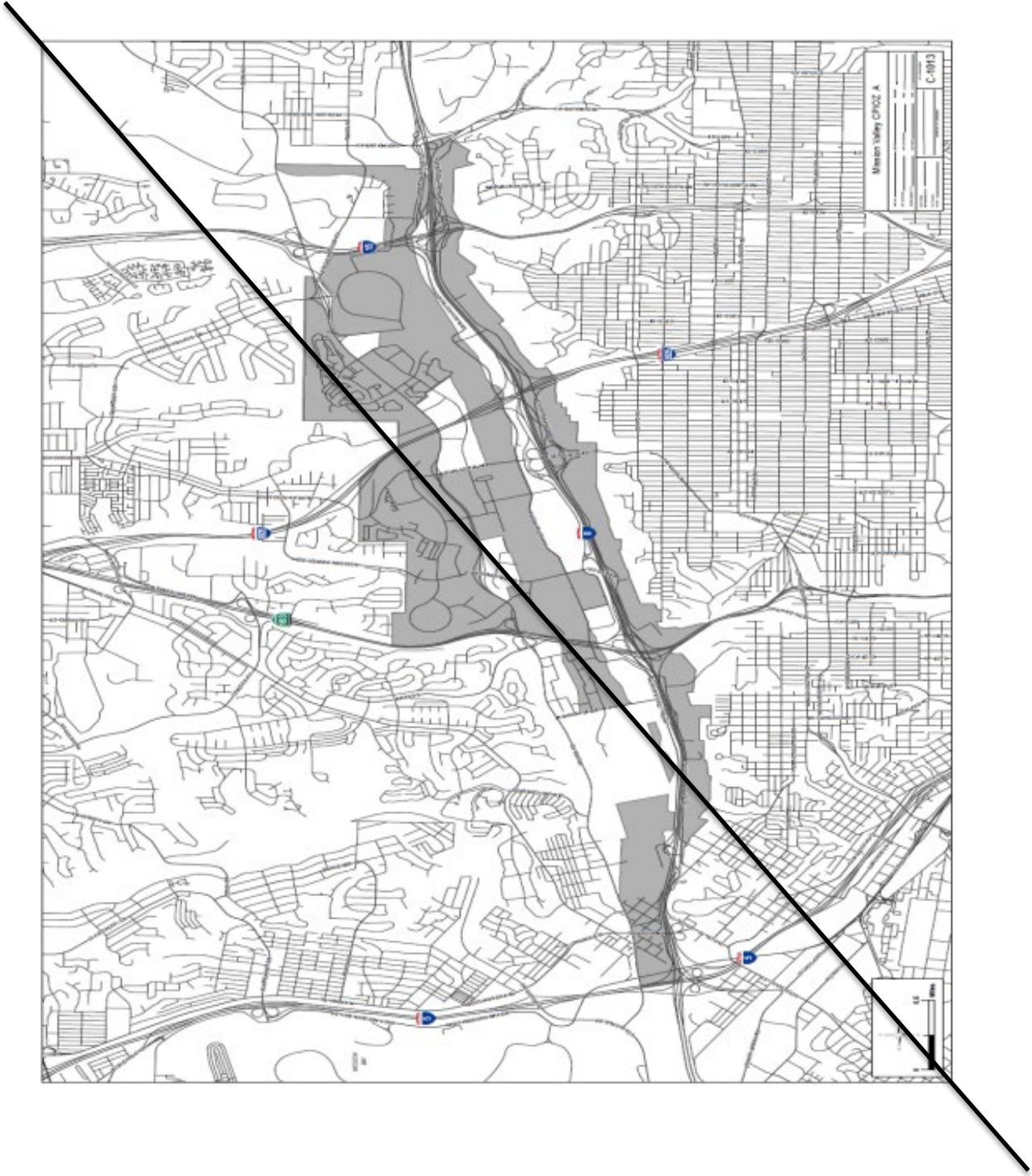
DIAGRAM 132-14A through DIAGRAM 132-14PQ

[No change in text.]

DIAGRAM 132-14R

Mission Valley Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-1013 for illustration purposes only.



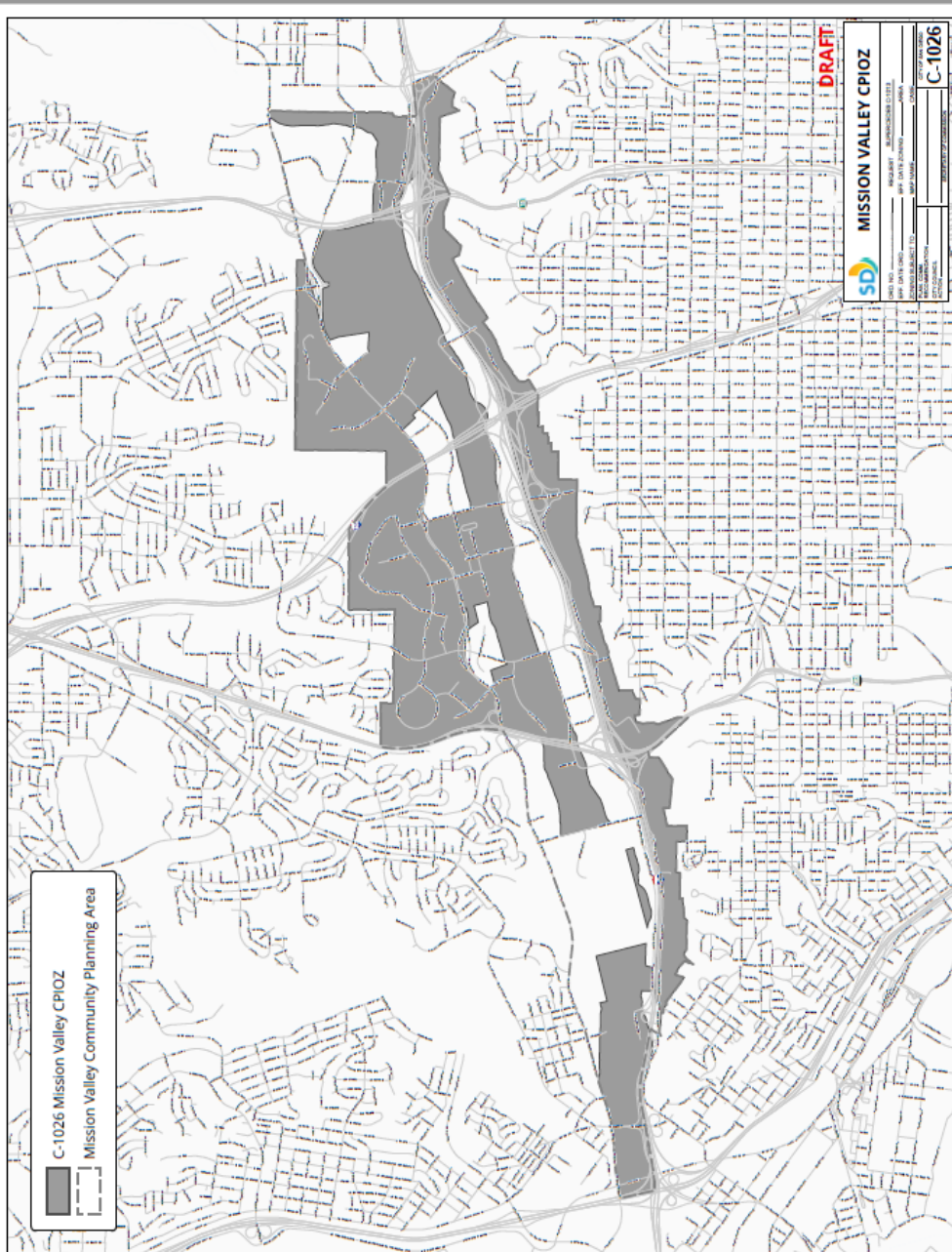


DIAGRAM 132-14R

Mission Valley Community Plan Implementation Overlay Zone

This is a reproduction of Map No. ~~C-1013~~ C-1026 for illustration purposes only.

(R-2023-)

RESOLUTION NUMBER R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE GENERAL PLAN AND AN AMENDMENT TO THE MISSION VALLEY TO REMOVE THE MISSION VALLEY WEST PROPERTY FROM THE MISSION VALLEY COMMUNITY PLAN

ADOPTED ON

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Mission Valley Community Plan; and

WHEREAS, Westfield U.S. Holdings LLC, requested an amendment to the General Plan and the Mission Valley Community Plan to remove the Mission Valley West Property, located at 826 Camino Del Rio North from the First San Diego River Improvement District Specific Plan (“FSDRIP”) which is generally located between the 163 freeway on the west, Camino De La Reina and Camino Del Rio North on the south, and Friars Road on the North. The Mission Valley West Shopping Center is legally described as Lot 5 of Mission Valley Shopping Center, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 4244, filed in the office of the Country Recorder of San Diego County on June 30, 1959; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete, true, and accurate; NOW, THEREFORE,

NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the FSDRIP Specific Plan in the Mission Valley Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

BE IT FURTHER RESOLVED, that the Council adopts and amendment to the General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: MARA ELLIOTT, City Attorney

By

Deputy City Attorney

MJL:pev

INSERT Date

Or.Dept:DSD

R-2016- INSERT

Form=r-t.frm(61203wct)

Revised 2-19-16 PJF

PLANNING COMMISSION RESOLUTION NO. _____-PC

RECOMMENDING TO THE CITY COUNCIL **APPROVAL** OF
COMMUNITY PLAN AMENDMENT NO. 2607712 AND REZONE NO. 2607768
MISSION VALLEY WEST AMENDMENT - PROJECT NO. 685501

WHEREAS, on February 2, 2023, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of The City of San Diego **approval** of Community Plan Amendment and Specific Plan Amendment No. 2607712 and Rezone No. 2607768; and

WHEREAS, the legal description of the property triggering the amendments is that 19.82 acres located south of Camino De La Reina, west of Mission Center Road, north of Camino Del Rio North, and east of Camino Del Arroyo in the Mission Valley Community Plan Area, and legally described as Lot 5 of Mission Valley Shopping Center, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 4244, filed in the office of the County Recorder of San Diego County on June 30, 1959; in the in the Mission Valley Community Plan Area, in the City of San Diego, California (Westfield - Mission Valley West property); and

WHEREAS, WESTFIELD U.S. HOLDINGS, LLC, Owner/Permittee, requested Community Plan Amendment No. 2607712 and Rezone No. 2607768 to amend the Mission Valley Community Plan to change the boundary of the First San Diego River Improvement Project (FSDRIP) Specific Plan to remove the Westfield - Mission Valley West property from the Mission Valley Community Plan Specific Plan Subdistrict and the FSDRIP Specific Plan; and amend Municipal Code Chapter 13, Article 02, Division 14 - Community Plan Implementation Overlay Zone ("CPIOZ") to replace the map depicting the boundaries of the CPIOZ area to one consistent with the updated FSDRIP Specific Plan; and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,

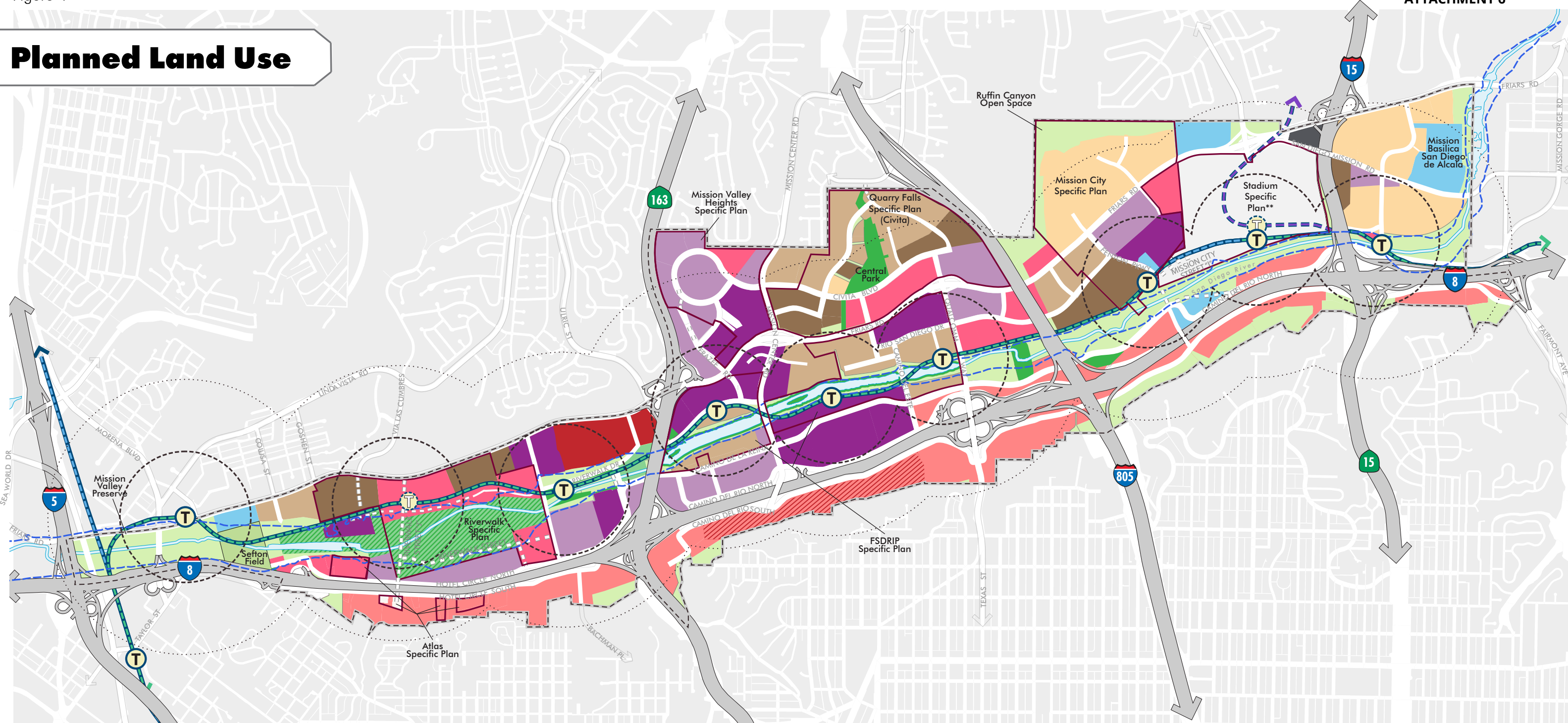
BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego **approval** of the Community Plan Amendment No. 2607712 and Rezone No. 2607768:

Martha Blake
Development Project Manager
Development Services

Dated **DATE**
By a vote of: **x:x:x**

Figure 4

Planned Land Use



General Information

- Mission Valley Community Plan Area
- 100 Year Floodway
- Specific Plan
- Parcels
- Planned Roadway
- San Diego River

Transit

- Existing Trolley (Blue Line)
- Existing Trolley (Green Line)
- Planned Trolley (Purple Line)
- Planned Trolley Stop (Riverwalk)
- Trolley Station Design District (1/4 mile)
- Transit Priority Area (1/2 mile)

Land Use

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Residential (LD)
- Public/Institutional

- Office and Visitor Commercial
- Office and Visitor Commercial*
- Regional Commercial*
- Regional Office and Visitor Commercial*
- Industrial

*Residential Prohibited

Park and Open Space

- Existing Park
- Existing Open Space
- Potential Park
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**To be completed

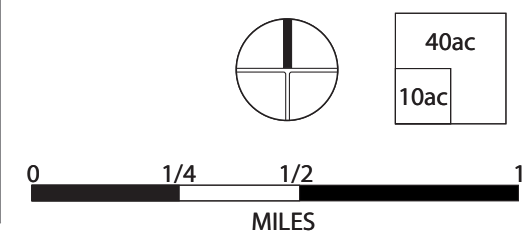
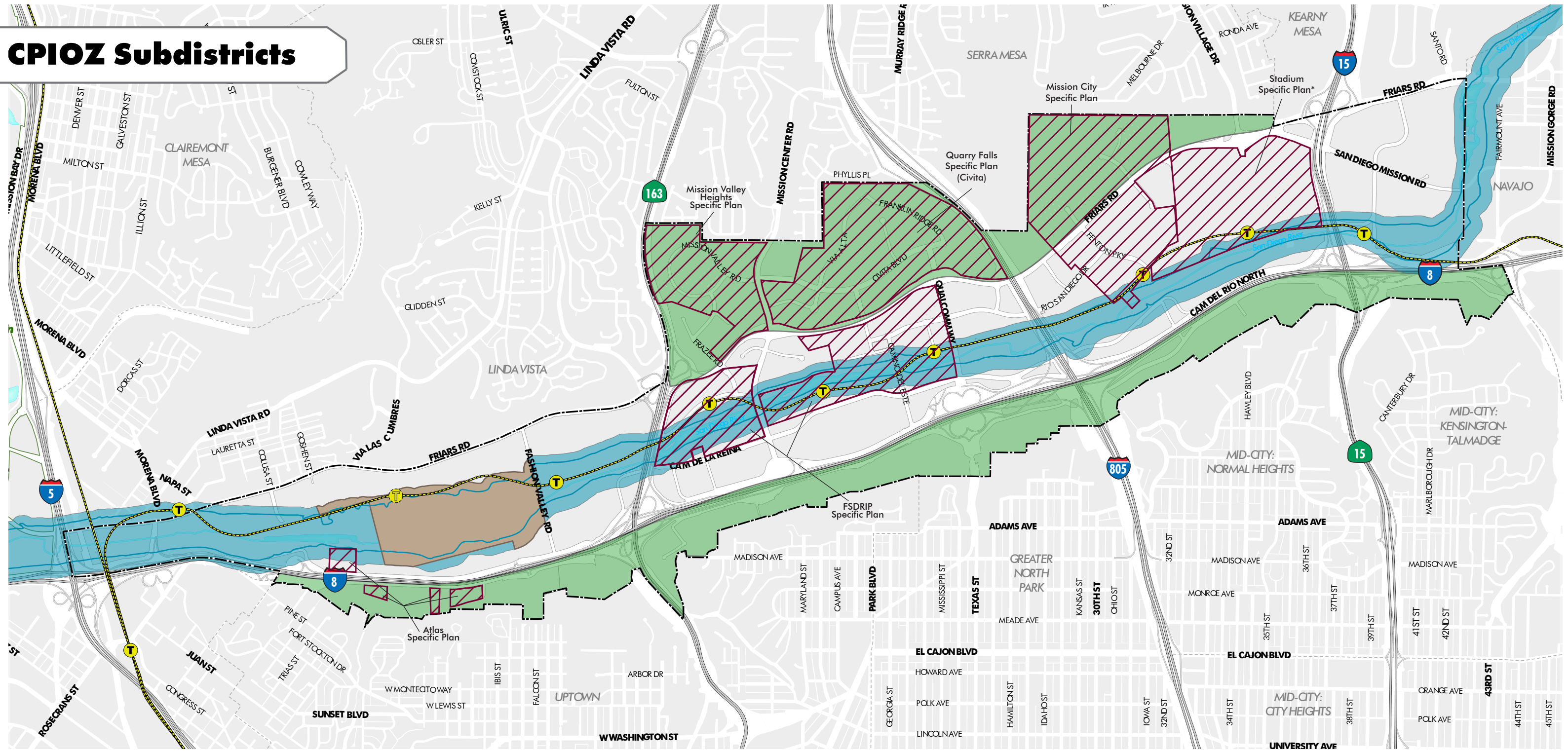











Figure 39





CPIOZ Subdistricts



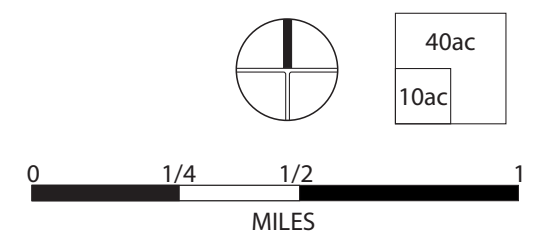
General Information

-  Trolley Stops
-  Planned Trolley Stops
-  Light Rail
-  Freeways
-  Ramps
-  San Diego River
-  Mission Valley Community Plan Boundary
-  Community Planning Areas
-  100 Year Floodway



CPIOZ Subdistricts

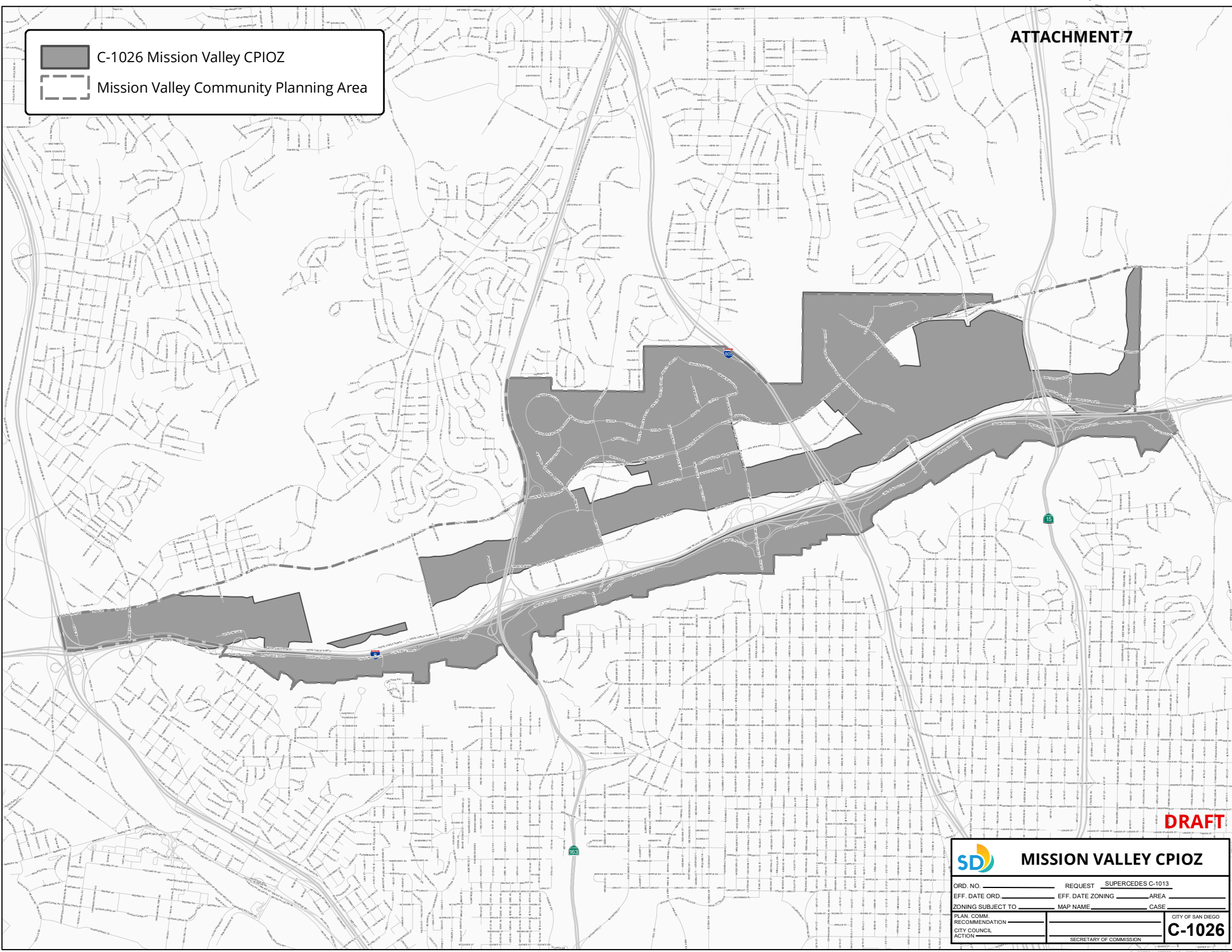
-  San Diego River Subdistrict
-  Hillside Subdistrict
-  Specific Plan Subdistrict
-  River Influence Area Not Part of CPIOZ

*To be completed




Note: This map illustrates approximate boundaries and may not be relied upon to demonstrate actual boundaries, which are established according to the location of the current 100-year floodway as mapped by the Federal Emergency Management Agency (FEMA) and which is subject to change.

 C-1026 Mission Valley CPIOZ
 Mission Valley Community Planning Area



DRAFT

		MISSION VALLEY CPIOZ	
ORD. NO. _____	REQUEST	SUPERCEDES C-1013	
EFF. DATE ORD. _____	EFF. DATE ZONING	_____ AREA _____	
ZONING SUBJECT TO _____	MAP NAME _____	CASE _____	
PLAN. COMM. RECOMMENDATION _____	CITY OF SAN DIEGO		C-1026
CITY COUNCIL ACTION _____	SECRETARY OF COMMISSION _____		

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

December 1, 2021

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

Members Present:

Steve Abbo, Michele Addington, Cameron Bucher, Ken Callaway, Kaye Durant, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Philip Ouellette, Darshan Patel, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, Ryley Webb, and Josh Weiselberg.

Members Absent: Matthew Guillory and Keith Pittsford.

City/Government Staff: Anthony Hackett and Off. David Gibson.

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 Public Library, Community Room located at 2123 Fenton Parkway, San Diego, CA 92108.

Verify Quorum: 19 members were present, constituting a quorum. Steve Abbo and Pete Shearer joined at Item B.

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

Michele Addington moved to approve the minutes of the November 3, 2021 regular meeting; Alan Grant seconded the motion. Minutes were approved 14-0-7 with, Michele Addington, Cameron Bucher, Kaye Durant, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, and Josh Weiselberg voting yes, no one voting no, and, Steve Abbo, Ken Callaway, Derek Hulse, Kathy McSherry, Philip Ouellette, Darshan Patel and Ryley Webb abstaining.

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

- Off. David Gibson provided an update on Mission Valley crime statistics. Overall, violent crime is down and no homes in Mission Valley were broken into, but car break-ins are up and reminder was given to not leave valuables in your cars or to leave cars unlocked.
- Carol Kelly lives in the Village and asked if MVPG received any response from the City redistricting commission to the letter lodged by MVPG. No response has been received.
- Becky Rapp indicated to MVPG that the Planning Commission was set to take up proposed revisions to the Cannabis Business ordinances on December 9th. The proposals would eliminate certain provisions of the ordinance to align with current state laws regarding nearby sensitive uses. The City is also considering a reduction in its cannabis tax rates.
- Anthony Hackett for Councilmember Campillo's office provided an update on district affairs, including assistance with concerns about speeding in on Civita Boulevard.

F. Membership Committee – Michele Addington

1. Open positions on the MVPG Board

Membership: 1 Vacancy in the Property Tax Payer category with 1 potential candidate and three other possibly interested individuals. 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. Discussion of Proposed Amendments to City Council Policy 600-24 related to community planning groups.

Description: Proposed amendments to Council Policy 600-24 to create a process for recognizing independent community planning groups and to establish minimum operational requirements for officially recognized CPG's in the City of San Diego.

Jonathan Frankel and Michele Addington provided an overview and summary of the proposed amendments that would seek to harmonize the existence and organization of community planning groups with the City's charter. General concerns were expressed by the group about some of the proposed amendments, including the lack of obligation of project applicants to appear personally before the group, the lack of funding and other administrative requirements, including maintaining some web presence. Jonathan Frankel concluded discussion by indicating the item would be brought back for action before the MVPG at its next meeting.

I. Action Items

1. Westfield Mission Valley Plan Amendments (Project No. 685501)

Description: Proposed amendments to the Mission Valley Community Plan, Community Plan Implementation Overlay Zone (“CPIOZ”), and First San Diego River Improvement Project (“FSDRIP”) Specific Plan to remove the Westfield Mission Valley properties from the Specific Plan area.

Applicant provided an overview of its proposed action to remove the west side of the Westfield Mission Valley property from the FSDRIP as well as amend the MVCP to reflect the property being subject to the EMX1 zone as is provided for by the MVCP.

Applicant was asked about whether the related maintenance assessment district to which the property is included would be affected; this zoning modification would not affect its inclusion from the maintenance assessment district. A question was asked about removal of park benches by an HOA that was included in this direct; applicant had no knowledge of the subject, but nothing included in its proposed amendment would affect benches along the river. Question was asked about project timeline and applicant indicated it would hope to go to Council in the next 2-3months.

Elizabeth Leventhal moved to approve the matter as submitted; Andrew Michajlenko seconded the motion. The matter was approved 20-0-1 with, Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Philip Ouellette, Darshan Patel, Marco Sessa, Pete Shearer, Michael Sherman, Colton Speas, Ryley Webb, and Josh Weiselberg **voting yes**, no one **voting no**, and, Ken Callaway **abstaining**.

2. BevMo! Conditional Use Permit Amendment (Project No. 692487)

Description: Application to amend condition number 18 of existing CUP #6258 to allow for home delivery of alcohol except between the hours of 2AM – 6AM and to allow delivery of non-alcohol products 24-hours a day.

Applicant could not appear; matter will be rescheduled for a later meeting of the MVPG.

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 January 3, 2022 @ 3:30pm via GoToMeeting (as needed).

b. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

PATH will be coming before the MVPG to provide an information presentation on its efforts. Inquired of Off. Gibson about the number (if any) of homeless perpetrating crimes given the example previously offered by Off. Gibson about homeless persons breaking into vehicles and request that examples be duly qualified to avoid any denigration of any group of people, including those experiencing homelessness.

2) MV Stadium Redevelopment - Kaye Durant

The first seat is expected to be installed (and a ceremony therefor) this December, 2021. Rachel Gregg indicated the expected kick-off for the river park has yet to be determined, but anticipated to be early 2022.

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

See above notes re: Council Policy 600-24.

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

None.

K. Adjournment: Meeting was adjourned at 1:01 P.M. Next Regular Meeting Date – January 5, 2022, at noon with location likely to be Mission Valley Public Library, Community Room, 2123 Fenton Parkway, San Diego, CA 92108.

Cameron Bucher, Secretary

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: _____ **Project No. For City Use Only:** _____

Project Address: _____

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General – What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ **SEE ATTACHED** _____ Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ **SEE ATTACHED** _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Attachment to Ownership Disclosure Statement

Owner's Signature Page

MISSION VALLEY SHOPPINGTOWN LLC,
a Delaware limited liability company

By: Mission Valley Partnership,
a California limited partnership, its sole member

By: Mission Valley Center LLC,
a Delaware limited liability company, its general partner

By: Mission Valley REIT 1 LLC,
a Delaware limited liability company, its managing member

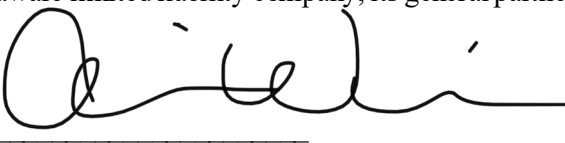
By: Mission Valley 1 LP,
a Delaware limited partnership, its sole member

By: Westfield Mission Valley GP LLC,
a Delaware limited liability company, its general partner

By: Mission Valley Holding 2 LLC,
a Delaware limited liability company, its sole member

By: Westfield America Limited Partnership,
a Delaware limited partnership, its sole member

By: Westfield U.S. Holdings, LLC,
a Delaware limited liability company, its general partner

By: 

Name: Alison Wais
Title: Assistant Secretary