

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

July 12, 2017

MEMBERS PRESENT 20

Steve Abbo
Deborah Bossmeyer
Paul Brown
Cameron Bucher
Bob Cummings
Randall Dolph
Kaye Durant
Alan Grant
Mary Holland
Derek Hulse
Rob Hutsel
Elizabeth Leventhal
Kathy McSherry
John Nugent
Jim Penner
Keith Pittsford
Marco Sessa
Dottie Surdi
Josh Weiselberg
Larry Wenell

MEMBERS ABSENT 4

Robert Doherty
John La Raia
Andrew Michajlenko
Rick Tarbell

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER

Verify Quorum: 20 members were present, constituting a quorum. Chairman Dotti Surdi 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.

B. PLEDGE OF ALLEGIANCE – led by Cameron Bucher.

C. INTRODUCTIONS / OPENING REMARKS

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Guests introduced themselves.

D. APPROVAL OF MINUTES:

Approval of June Minutes was tabled until the August meeting to allow time for the various subcommittee minutes to be completed and attached.

E. Report of the Chairperson:

Dottie Surdi distributed and reviewed a series of general guidelines related to the appropriate use by board members of abstentions and recusals. The guidelines are attached hereto.

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.

G. MEMBERSHIP COMMITTEE-KEITH PITTSFORD:

Keith Pittsford announced that Jim Penner was stepping down as Secretary due to time constraints. As a result, a new Secretary will be voted on at the August regular meeting. Nominations for Secretary from MVPG members are to be received on or before July 25, 2017, at which time a ballot will be prepared of all nominees and distributed to the board.

H. TREASURER’S REPORT

Dottie Surdi reported on behalf of Treasurer Bob Doherty that the balance is unchanged from last month at \$1,344.16.

I. New Business: Action Items

1) ALEXAN FASHION VALLEY – Alex Schiffer Presenting - Action Item (10 min)

Project Description: The Alexan Fashion Valley project has been presented to DAB on two previous occasions. The project site is located at 123 Camino de la Reina and involves demolition of existing structures (69,651 square feet) and on-site surface parking and construction of a mixed used development consisting of 284 dwelling units, including 48 units with a home-business focus; 8,150 square feet of commercial (office use); and 3,145 square feet of commercial (restaurant use). A total of 404 parking spaces would be provided in a six-story above ground and one-story below-ground parking structure, in addition to 65 surface parking spaces, for a total of 471 parking spaces.

Questions and Comments:

- Randy Dolph presented the Design Advisory Board’s comments and report on the Alexan Project (attached hereto).
- Questions were asked how flooding issues were being address along Camino de la Reina. The applicant described three access points to the project in case of street flooding. Further, the project itself is being raised above the flood plain.
- Question was asked about both the affordable housing requirements, and park requirement, and if the applicant was paying a fee in lieu of constructing a percentage of affordable housing and a park. The applicant stated they were paying the fee in lieu in both instances.
- A discussion on where and how fees in lieu paid by developers were used, or not used. Nancy Graham explained the process of how fees are built up until sufficient funds are available for specific public facilities community project (be it affordable housing units, a park, library, fire station, etc...)
- Question was raised that the sidewalk along Camino de la Reina on the project side is a sidewalk to nowhere as it dead ends next to the freeway. The applicant stated that there are several crossing points mid-project to cross Camino de la Reina.

Motion:

Marco Sessa made a motion to support the project subject to the project not having a negative impact on the 163 freeway improvements, and that all Design Advisory Board

comments are addressed. Derek Hulse seconded the motion. The motion was approved 19-1-0, with Rob Hutsel voting no, and there were no abstentions.

J. New Business: Information Items

1) No Informational Items.

K. Old Business:

1) Subcommittee Reports:

a) Design Advisory Board – Randy Dolph

Randy Dolph provided a short report regarding the two projects that were before the DAB:

- Alexan Fashion Valley (As reported above)
- Witt Mission Valley (see attached DAB minutes)

b) MV Community Plan Update – Elizabeth Leventhal/Andrew Michajlenko

- Nancy Graham stated that the last meeting discussed land use options for the Western half of Mission Valley. The up-coming August meeting will focus on land use options for the Eastern half of Mission Valley (including the Qualcomm site). Next meeting planned for Friday August 11 at 3pm at the Mission Valley Library Community room. On Saturday August 12th there will be a public forum meeting to discuss the community plan for Mission Valley at the Fashion Valley Mall. Location of the meeting at the Mall has not yet been determined.

c) Ad Hoc Committees:

1) Qualcomm Stadium Redevelopment: Paul Brown

- Based on the recent actions by the City Council to place the Soccer City initiative on the Ballot for November 2018, the future direction of the sub-committee was discussed. There was general consensus that this topic be placed as an action item on the August MVPG regular meeting agenda.

2) Parks: Rob Hutsel

- Discussion on the priority of projects the MVPG would like to place before the city with regard to the facilities financing plan. There was general consensus that this should be added as an action item on the Agenda for the August meeting.

3) Public Health, Safety and Welfare: Elizabeth Leventhal

- Gordon Walker is the new Chief Executive of San Diego's Regional Task Force on Homelessness. Further, the City has named Jonathan Herrera as the Mayors Senior Advisor on Homelessness.

4) Riverwalk Golf Course redevelopment: Rob Hutsel

Next meeting is July 25, 2017. Further, Hines is holding a public meeting on the Riverwalk Development at the Town and Country Hotel, California Room on July 25th from 6pm – 8 pm.

2) Community Reports:

a) San Diego River Coalition – Alan Grant

Next meeting is July 21, 2017 at the Mission Valley Library at 3pm. Discussion will be on the San Diego River Trail.

b) Community Planning Chairs Meeting – Dottie Surdi
no report

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 2:20 P.M. The next regular meeting will be on Wednesday, August 2, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.

Jim Penner
MVPG Secretary

Community Planners Committee

Planning Department • City of San Diego
1010 Second Ave., Suite 1200, East Tower • San Diego, CA
92101 SDPlanninggroups@sandiego.gov • (619) 235-5200

CPC DRAFT MINUTES FOR MEETING OF JUNE 27, 2017

MEMBERS PRESENT:

Barry Schultz, Carmel Valley
Russ Connelly, City Heights
Naveen Waney, Clairemont Mesa
Lindsay King, Centre City
Rhea Kuhlman, College Area
Lisa Ross, Del Mar Mesa
Thomas Silva, Eastern Area
Kenneth Malbrough, Encanto
David Swarens, Greater Golden Hill
David Moty, Kensington/Talmadge
Noli Zosa, Linda Vista
Jeffry L. Stevens, Mira Mesa
John Nugent Mission Valley
Daniel Smith, Navajo

Joseph Fombon, Normal Heights
Ann Dahlkamp, Old Town
Jason Legros, Pacific Beach
Jon Linney, Peninsula
Victoria Touchstone, Rancho Bernardo
Jon Becker, Rancho Penasquitos
Wallace Wulfeck, Scripps Ranch
Guy Preuss, Skyline/Paradise Hills
Robert Leif, Southeastern
Rich Thesing, Tierrasanta
Tim Taylor, North Park
Lorayne Burley, Miramar
Ranch North
Janay Kruger, University

VOTING INELIGIBILITY/RECUSALS: Del Mar Mesa, Mission Valley, Torrey Pines.

Guests: Kathy Vandenheuvel, Gary Campbell, Sandy Wetzel-Smith.

City Staff/Representatives: Nancy Graham, Tony Kempton, Patricia Duenas, Alfonso Gastelum

NOTE: *The sign-in sheets provided at the entrance to the meeting are used to list CPC Representatives, guest speakers, and staff present at the meeting.*

1. **CALL TO ORDER:**

Chair David Moty called the meeting to order at 7:00 pm and proceeded with roll call.

2. **NON-AGENDA PUBLIC COMMENT:**

None

3. **MODIFICATIONS AND APPROVAL OF AGENDA:**

No modifications proposed. Agenda approved by unanimous consent.

4. **APPROVAL OF THE MINUTES OF MAY 23, 2017:**

Robert Leif said that there were negative as well as positive comments regarding the presentation on Community Choice Aggregation, in that some people did not support the proposal. Motion to approve with the addendum by Mr. Leif by College Area, seconded by Southeastern, Yeas: Center City, City Heights, Mira Mesa, Southeaster, North Park, Peninsula, Golden Hill, Eastern Area, Rancho Bernardo, Pacific Beach, College, Miramar Ranch North, Skyline/Paradise Hills, Scripps Miramar Ranch. Nays: none. Abstaining: Clairemont, Tierrasanta, Kensington/Talmadge, Rancho Penasquitos, Old Town, Encanto, and Mission Valley.

5. **CIP PRIORITIZATION PROCESS - Information Item**

Richard Leja of the Public Works Department responded to CPC member questions regarding the Capital Improvement Program prioritization process. Richard recapped the presentation from the previous meeting, confirmed members can access the web link to input CIP information, and answered questions about the process. Richard mentioned his department had received 27 submittals, three of which were duplicates. Richard reiterated that his department is seeking prioritization of projects from the various community planning groups but emphasized that identifying projects does not guarantee that funds will automatically be made available. Richard discussed the link and what information is required, including location, type of project, deficiency to be addressed, and contact information. Questions followed including due date (mid-August) and whether it was possible to obtain confirmation of CIP requests (yes). Gretchen Eichar was identified as the contact at Public Works to call with questions (GEichar@sandiego.gov/619-533-4110). It was also noted that very expensive projects are not likely to be funded and groups were advised to give those projects lower priority.

Note: Deadline for CPG submittal of project priorities is September, 2017.

6. **MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM - Information Item**

Gene Matter, Assistant Deputy Director, and Christine Rothman, Development Project Manager III, Transportation & Storm Water Department presented the annual update of the Master Storm Water System Maintenance Program as requested by CPC. Gene described how pipe cleaning, pipe repair, channel cleaning and street sweeping are a few of the major activities that occur with the maintenance program. The presentation was an annual update on channel maintenance. Christine Rothman described some past projects and the two-year outlook for projects and the accompanying compensatory mitigation. Storm Water staff developed the Master Storm Water Program in 2013 to replace the previous piecemeal approach that was used. Maintenance efforts include removal of sediment, vegetation, trash and loose debris in a concrete or urban channels. During 2016-17, maintenance activities occurred on both Tijuana Valley and Sorrento Valley channels. Nesting birds, and soil saturation from inclement weather present hazards to maintenance of the channels in particular the Tijuana Valley channel. Through the substantial conformance review process, Storm Water staff works with various resource agencies to secure permits for mitigation,

which takes about two years. Storm Water is currently working to streamline the substantial conformance review process and pare it down to thirty days. Notice will be given to stakeholders in August for an upcoming meeting at the Mission Valley Library to prioritize the channels requiring urgent maintenance. For those not currently on the noticing list, contact Christine Rothman (CRothman@sandiego.gov) to be added. A City Council committee meeting is scheduled for either September or October of 2017, where public input will also be accepted. Clarifying questions followed.

7. ACCESSORY DWELLING UNITS (ADU) – Information Item

David Moty reported that he attended the Smart Growth and Land Use committee meeting on June 14 where a number of changes were made, including: removing the owner-occupancy requirement and instituting a temporary fee cap at \$2,000.00 (including the DIF fee). The group expressed concern that when the full DIF fee is not collected, it could significantly change a community by adding large numbers of new residents without funding facilities to service the new demand. Concerns were also expressed that these regulations as written could promote the creation of mini-dorms and that the relief from FAR limits may be too generous. Some members identified that this strategy may be in opposition to General Plan goals to concentrate density on transit corridors.

REPORTS TO CPC:

- Staff Report: Nancy Graham noted there is not a P-COW training on Thursday. Nancy requested members alert David Moty if they need P-COW training in order to organize a future training. Nancy also mentioned that the Planning Director will be attending the July CPC to discuss the department's work program for the coming year.
- Subcommittee Reports: None
- Chairperson's Report: None
- CPC Member Comments: None

ADJOURNMENT TO NEXT REGULAR MEETING, July 25, 2017

The meeting was adjourned by Chair David Moty at 8:29 PM

DESIGN ADVISORY BOARD
Mission Valley Planning Group

July 12, 2017

TO: Dottie Surdi, MVPG Chair
FROM: Randy Dolph, DAB Chair
SUBJECT: Report of July 10, 2017 DAB Meeting

The meeting was called to order at 3:30 P.M. in the Mission Valley Library. Members present were: Paul Brown, Randy Dolph, Paul Dugas, Steve Kiss, Jerry Shonkwiler, Dottie Surdi. Applicant representatives for the first project included Alec Schiffer (TCR), Andrew Alper (Design ARC), Adam Trujillo (EPTDesign), Karen Ruggels (KLR Planning), and Brittany Ruggels (KLR Planning). Guests included John Nugent and Jeff Clemetson (Mission Valley News).

Alexan Fashion Valley, 123 Camino de la Reina – Action Item

Brittany Ruggels and Alec Schiffer provided a summary of the project. The scope of work includes demolition of existing structures and on-site surface parking on a 5-acre site, and construction of a mixed-use development consisting of a 5-6 story wrap-around building (residential units surrounding an interior parking structure), 284 dwelling units, 8,480 square feet of commercial / office use, and 3,275 square feet of commercial / restaurant use. A total of approximately 404 parking spaces will be provided in a six-story above ground and one-story below ground parking structure, in addition to 65 surface parking spaces, for a total of 469 parking spaces. Since the last presentation, adjustment to the scope was made to address the City's climate action plan. The landscape plan was also adjusted to include more drought-tolerant plant material.

Questions, comments, and concerns included:

- When asked about parking, the applicant commented that the number of parking spaces is based on the current City regulations, even though the City is moving toward "unbundled" parking, i.e. providing separating rental costs for the apartment unit and for the parking space(s). Several board members commented that this may become a community issue if not handled properly by the management company.
- With regard to City cycle comments, the applicant noted that all outstanding cycle comments have been addressed, including traffic/ADT concerns.
- In response to a question about the environmental impact report (EIR), the applicant commented that the EIR was complete and is in the process of addressing public comments prior to the final release.
- The DAB continued to express concerns of having deciduous sycamore trees in proximity to the swimming pool.
- The discretionary action is a Process 4 (Planning Commission) and includes a plan development permit (PDP) and a site development permit (SDP).
- While inquiring about the mechanical system for the project, the applicant noted that a split-system is proposed, with 280 condensing units located on the roof. The DAB expressed concerns and took exception to the applicant not providing a roof plan and identifying the means by which this mechanical equipment will be screened from public/resident view.
- The DAB questioned whether the units will be mapped for condominium ownership. The applicant responded that the units will be rental only and will not be mapped for condos.
- Overall, the project was generally well-received by the DAB.

Since this project was before the DAB as an action item, Shonkwiler motioned to recommend the project to the planning group, subject to the applicant addressing all of the outstanding EIR comments, and that the mechanical units on the roof be screened from public/resident view in accordance with the municipal code regulations. Surdi seconded the motion. The motion was approved 5-1-0.

The second half of the meeting was called to order at approximately 4:15 P.M. Members present were: Paul Brown, Randy Dolph, Paul Dugas, Steve Kiss, Jerry Shonkwiler, Dottie Surdi. Applicant representatives for the second project included Josh Vasbinder (The Dinerstein Cos.), Jordan Lail (Urban Arena), Brice Ciabatti (Urban Arena), Jon Hellinga (TCA), Irwin Yau (TCA), Karen Ruggels (KLR Planning), Brittany Ruggels (KLR Planning). Guests included John Nugent and Jeff Clemetson (Mission Valley News).

Witt Mission Valley, 588 Camino de la Reina – Information Item

Josh Vasbinder introduced the team and provided an overview of the project. The project is located at the current site of Witt Lincoln dealership in Mission Valley. Similar to the adjacent redevelopment project (Millennium Mission Valley, also by Dinerstein), the dealership is proposed to be demolished and replaced with a new mixed-use development. The project is in the preliminary design stages and is expected to be submitted to the City later this month. The scope of the new work includes:

- 5-story "wrap around" building consisting of 277 apartment units, of which 10 are targeted as live/work units, wrapped around an internal parking structure.
- 9,600 square feet of retail commercial space.
- 500 parking stalls.
- The project will be executed via a long-term ground lease. (The current lease between Witt and Ford expires in 2021.)
- One of the goals of the architectural massing is to create different courtyard spaces bounded by residential units on 3 sides. The expression of the massing was intended to have 3 distinct types: one for the retail (fairly transparent), one for the residential, and one for the façade facing the freeway (mostly opaque with punched openings).
- Because the project lies in a flood plain, portions of the project must be raised above current grade. At the worst case, the building pad will be elevated approximately 9 feet above existing grade. This transition is proposed via stepped retaining walls.
- An internal roadway is proposed that will align with the internal roadway in the adjacent Millennium Mission Valley project.

Questions, comments, and concerns included:

- The DAB inquired about the logistics associated with the live/work units. Vasbinder commented that this is mostly "untested" and will be developed further in time.
- The DAB requested a drawing of the freeway elevation.
- With regard to the long expanses of site retaining walls, the DAB requested that the applicant consider "serpentine" forms to break up the monotony of the long flat surfaces. Additionally, the DAB requested that the landscape plant material also along these walls be diversified to break up the monotony of repetitive planting material.
- The portion of the façade that faced the freeway was dark in color. Although it had some undulation in the façade, the dark color minimized the impact of the changes in plane. The DAB requested the applicant consider color to help the massing elements read better.
- Similar to the previous project presented today, Witt Mission Valley will also be implementing an "unbundled" parking concept. This is done in response to the City's climate action plan.
- Although the massing of the buildings was generally "grounded," the DAB commented that the top of the massing was not as refined and needed to be further studied.
- In response to concerns from freeway noise, Vasbinder stated that similar to Millennium Mission Valley, acoustical considerations will be given to units that front the freeway. This may include triple-glazed windows.
- The DAB also requested that the applicant carefully consider the visual implications of any rooftop mechanical equipment, and provide roof plan(s) and screening elements to the DAB for review.
- The discretionary action is a Process 4 (Planning Commission) and includes a plan development permit (PDP) and a site development permit (SDP).
- Overall, the project was generally well-received by the DAB.

Since the project was before the DAB as an informational item only, the DAB thanked the applicant for the presentation.

The meeting was adjourned at 5:00 P.M., with the next regularly meeting tentatively scheduled for Monday, July 31, 2017.

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY COMMUNITY PLAN UPDATE SUBCOMMITTEE
Jun 9, 2017**

Members Present:

Paul Brown, Alan Grant, Derek Hulse, Rob Hutsel, Richard Ledford, , Andrew Michajlenko, John Nugent, John Schneidmiller, Marco Sessa, Nate Smith, Dottie Surdi, Karen Tournaire

Members Absent:

Deborah Bossmeyer, Elizabeth Leventhal, Patrick Pierce, Michael Richter, Karen Ruggels, Rebecca Sappenfield, Larry Wenell

San Diego City Planning Staff:

City: Nancy Graham, Liz Saidkhanian, Naomi Siodmok

Other City Staff:

Maureen Gardner, City of San Diego Planning/ Mobility
Rachel Esguerra, City of San Diego Public Library

Consultants:

Rajeev Bhatia, Dyett and Bhatia
Diego Velasco, MW Steele
Monique Chen, Chen Ryan

Others in Attendance:

Robert Shandor (MV resident), Wilma Goodness (MV resident), Jena Stucker (Regency Centers), Margery Grant (MV property owner), Linda Kennedy (MV property owner), Denise Stein (consultant), Jeannette Temple (consultant), Eric Hepfer (Hines), Mary Sheppard (MV resident), Dean Merckell (MV resident), Ken Gotthelf, Michael Shakowski, Hamle Gotthulf, Elizabeth Jordan, Bhavesh Parikh (Hines), Paul Twardowski (Hines), John Zierbarth (consultant), Sarah Nathan (MV resident), Marzela Escobar-Eck (consultant), Casey Brown (Casey Brown Co.), Kristen Byrne (Byrne Communications)

Meeting Notes:

A. Call to Order

Nancy Graham called the regular meeting of the Mission Valley Community Plan Update Subcommittee (CPUS) to order at 3:04 p.m. at the Mission Valley Library Community Room located at 2133 Fenton Parkway, San Diego, CA.

B. Development Density

1. Existing Mission Valley population 21,000 (estimated within the planning area).
2. Daily inflow/ outflow traffic:
 - a. 41,000 inbound workers each day
 - b. 7,200 outbound residents each fay
 - c. 1,000 live and work within Mission Valley

3. The Community Plan Update will target a balance of housing and employment to reduce inflow/outflow traffic.
4. Development Density
 - a. Development density is controlled by Floor Area Ratio (FAR) and Dwelling Units/ Acre. FAR = Gross Building Area (SF)/ Site Area (SF).
 - b. With the exception of Downtown San Diego, above grade parking floor area is not counted within FAR.
 - c. In order to clarify the neighborhood character for varying development densities, project FAR and dwelling density per acre were reviewed for familiar projects.
 - d. At prior CPUS meetings, the CPUS has expressed interest with a higher mixed-use density within central Mission Valley (between SR 163 and I-805).

C. Opportunities - Key Sites

The subcommittee reviewed development opportunities for select key sites within Western Mission Valley, west of SR 163.

1. RiverWalk
 - a. Levi-Chushman Specific Plan, 1987, project development density data was reviewed.
 - b. The land owner and Hines, master developer, do not have interest in developing the site as proposed within the 1987 Specific Plan.
 - c. RiverWalk will seek a Specific Plan Amendment.
 - d. Hines provided an overview of the RiverWalk development goals:
 - i. Hines will host public outreach workshops in Jul and Aug
 - ii. Hines seeks a transit oriented, environmentally responsible development
 - iii. Hines seeks to connect with the Linda Vista and Mission Valley communities
 - iv. Hines seeks residential, neighborhood retail, office and park land uses
 - v. Hines proposes to generally develop North of the trolley line
 - vi. Hines proposes a large public park generally South of the trolley line
 - vii. Hines proposes a new transit station (hub of project)
 - viii. Hines seeks to activate the central nucleus with a main street concept connecting to transit
 - ix. Hines proposes medium to high density
 - x. Hines proposes to re-use the golf clubhouse as a destination restaurant
 - xi. Hines confirmed there will not be a golf course
 - xii. Hines proposes pedestrian river crossings to activate the North and South sides of the river
 - xiii. Hines proposes North-South pedestrian finger parks for enhanced river trail connectivity
 - xiv. Via Las Cumbres connectivity was left unaddressed for a future infrastructure meeting
 - e. Discussion
 - i. Subcommittee noted relocation of the proposed transit center. Hines has proposed relocation to the East for centralization within the proposed mixed-use central hub and to alleviate design issues associated track gradient.

- ii. Subcommittee inquired and recommended the developer be responsible to assist with the development of the River Park Trail adjacent to the existing residential West of the development. This would afford residential connectivity to the river and the proposed RiverWalk public park.
- iii. Nancy Graham confirmed the City will traffic model Vias Las Cumbres connector to the I-8 in and out.
- iv. Subcommittee noted developer should consider roadway design and impact to connectivity between residential land uses and the central mixed-use village if Via las Cumbres is connected to the I-8.
- v. A community member inquired about enhanced pedestrian access across the I-8. City noted a pedestrian bridge would be \$10M. The City has focused on targeting park land capital improvement as a higher priority than connectivity for this location.
- vi. Subcommittee expressed interest in North-South pedestrian access from Hotel Circle North to the proposed RiverWalk park lands and transit center.
- vii. Community member inquired on impact of proposed new development massing and view corridors to the existing residential development West of the project site. It was suggested Hines consider a landscape buffer setback.
- viii. Community member requested Hines consider a landscape buffer setback from Friars Rd.
- ix. Subcommittee thanked Hines for participating in the Community Plan Update process.

2. Fashion Valley Mall

- a. The CPUS was asked to consider the future land use for select areas of Fashion Valley Mall. How may the retail marketplace evolve over the next 20 years? What if a large retail box were to go out of business (i.e., Sears, JCPenney)? What development guidelines shall be in place?
- b. Planners recommended the CPUS advocate for the breakdown of boundaries and borders between Fashion Valley Mall, RiverWalk and Town & Country; recommending enhanced pedestrian connectivity.
- c. Planners shared potential land use redevelopment opportunities within the Fashion Valley land holdship should Sears and JCPenney be redeveloped.
 - i. Alternative 3 – Campus & Clusters
 - 1. Align the central axis of the retail mall with a mixed-use neighborhood street
 - 2. Introduce a neighborhood river park adjacent to the transit station within flood prone area
 - 3. Yields medium density mixed-use, approx 6-8 floors
 - ii. Alternative 2 – String of Pearls
 - 1. Substantially similar to Alternative 3 with higher density
 - 2. Buildings heights are increased to reduce land coverage and provide for more public open space
 - 3. Yields medium to high density mixed-use, approx 8-10 floors
- d. Subcommittee identified a preference for high density mixed-use at Friars Mission Valley.

3. Hotel Circle North

- a. Planners shared potential land use redevelopment opportunity for the linear strip of land north of Hotel Circle North, west of Fashion Valley Road and south of RiverWalk.
 - i. Proposed building development perpendicular to the freeway to reduce freeway exposure and maximize view opportunities to the San Diego River.
 - ii. Proposed the introduction of North-South pedestrian finger trails and mews for enhanced River access.
 - iii. Yields high density residential
- b. Subcommittee identified a preference for medium density mixed-use on Hotel Circle North, citing mixed-use provides for maximum flexibility for residential, hospitality, and commercial/ retail in response to market demand.

D. Land Use Planning Exercise

1. The subcommittee participated in an interactive land use planning exercise for Western Mission Valley, west of SR 163. Preferences for land use and development density were documented on a site plan which was retained by the City Planning Staff. See Exhibit 1, Western Mission Valley Land Use Plan Exercise.



Exhibit 1 – Western Mission Valley Land Use Plan Exercise

E. Discussion

1. Subcommittee noted the traffic and utility infrastructure to support the subcommittee's preferred Land Use Plan alternatives have not been evaluated. Proposed land use and development density preferences may require reconciliation with infrastructure capacity and the infrastructure improvement budget.

D. Future Meetings

1. The August meeting will be focused on identifying preferred land-use strategies within Eastern Mission Valley. Subcommittee members are requested to email Nancy Graham with any information and/or knowledge needs to facilitate the discussion.

E. Adjournment: The meeting adjourned at 4:40 pm.

Next Regular Meeting Date:

Friday, Aug 14, 2017 at 3:00 pm at the Mission Valley Library, Community Room.

Mission Valley Planning Group

Parks – Ad Hoc Committee

Meeting Summary

Thursday, June 22, 2017

San Diego River Park Foundation Conference Room

4891 Pacific Highway, Suite 114

San Diego, CA 92110

ATTENDEES: Rob Hutsel, John Nugent, Alan Grant

A. Call to Order by the chair at 10:05AM

B. Opening Remarks / Introduction

None

C. New Business

a. Capital Improvement Projects – Potential Projects – Action

A discussion occurred regarding the opportunity for the Planning Group to provide input to City staff regarding a Capital Improvement Projects list. It was also discussed that in the previously submitted MVPG Priority List for public facilities, the “Pedestrian Path / Bikeways along both sides of the San Diego River was recognized, and therefore, specific projects associated with implementing the San Diego River Pathway/ San Diego River Trail is consistent with this previous list. It was noted that the deadline for submitting potential projects is sometime in September.

Discussed potential projects and needs including

1. Enhancing safety for Pedestrians and Bikes under 163 along Camino de la Reina
2. West Valley Crossing Project to extend San Diego River Trail and connect Mission Valley YMCA and Sefton Park.
3. Enhancements to Sefton Park (CIP S01012)
4. Signage program for promote public access to San Diego River Pathway (where present along both sides of River) between Fashion Valley Road and under 805.
5. Construction of connection of sidewalk between northbound Qualcomm Way and San Diego River Trail (bridge)
6. Provide Hawk Lights for San Diego River Pathway Crossing (both sides of River) at Camino del Este (CIP B13088)

In addition, it was shared that SANDAG staff have reported to the chair that following the San Diego City Council action on the Soccer City vote, the Transportation and Storm Water Department has informed SANDAG that they can move forward with the river trail project traversing the stadium. The next steps will be to complete a constructability review currently underway, then submit plans to Development Services for design review. SANDAG hopes to get the plans submitted before the end of July. This project is funded and will extend the River Trail from Fenton to Rancho Mission Road.

Committee Recommendation:

1. That the Mission Valley Planning Group recommend to the City that the following projects be added to the Capital Improvement Projects List for Consideration and that the Chair or her designee take the necessary steps required to submit those projects :
 - a. CIP B15012 be added to the list to provide lighting of the sidewalk under 163 adjacent to westbound Camino de la Reina
 - b. That CIP B13088 be added to the list to add activated crosswalks (Hawks) on Camino del Este for the north and south side of the River existing walking and biking paths.
 - c. That CIP S01012 (as referenced in the 2013 Mission Valley Facilities Financing Plan) be added to the list) for Enhancements to Sefton Park.
 - d. That the West Valley Crossing for the San Diego River Trail be added to the list, or based upon City staff input, be incorporated into CIP S01012 (as referenced in the 2013 Mission Valley Facilities Financing Plan which would then need to be added to the list)

2. That additional input from the community be solicited for consideration by the Planning Group and if warranted, additional projects be provided to the City by the September deadline.

b. West Valley Crossing San Diego River Trail – Action

It was discussed that it was unclear if the Planning Group had taken an action to submit a letter to SANDAG with copies to Councilmember Sherman and Mayor Faulconer requesting that the West Valley Crossing Project (design through engineering phase) be elevated on SANDAG’s Regional Bike Plan Early Action Plan (EAP). It was also discussed that project 31C on the EAP (San Diego River Trail 805 to Fenton \$1,741,000) is very unlikely to proceed at this time. Project 31c is ranked 22 on the list. Therefore, from our community’s perspective, the West Valley Crossing project should be at a higher ranking than project 31c. And that the funds from 31c should be applied to the West Valley Crossing Project

which is project 31H (San Diego River Trail – Bridge Connection - Sefton Field to Mission Valley YMCA). Project 31H is ranked 48th.

Recommendation: If a letter was not authorized by the MVPG requesting that SANDAG elevate the design through engineering phase for project 31H on the EAP to replace project 31c that such a letter be authorized and that the MVPG chair submit such a letter.

D. Public Input – Non-Agenda Items

None

E. Adjournment. The meeting adjourned at approximately