

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

**September 06, 2017**

**Members Present:**

Steve Abbo, Deborah Bossmeyer, Paul Brown, Cameron Bucher, Robert Doherty, Kaye Durant, Randall Dolph, Alan Grant, Mary Holland, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Josh Weiselberg, Larry Wenell

**Members Absent:**

Bob Cummings, Derek Hulse, Dottie Surdi, Rick Tarbell

**City/Government Staff:**

Summer Adleberg, Keli Balo, Zach Bunshaft, Maureen Gardiner, Javier Gomez, Nancy Graham, Liz Saidkhanian, Brian Schoenfisch, Wendell Taper, Ryan Trabuco

**Guests:**

See list at end of minutes

**A. CALL TO ORDER**

Marco Sessa, Vice Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02 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 –**

Elizabeth Leventhal led the Pledge of Allegiance.

**C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR**

Marco Sessa welcomed everyone to the meeting. Marco reminded those present to sign the sign in sheets.

Guests introduced themselves.

**D. APPROVAL OF MINUTES**

**Alan Grant moved to approve the minutes of the August 02, 2017 regular meeting. Elizabeth Leventhal seconded the motion. Minutes were approved 12–0 – 7 with Deborah Bossmeyer, Cameron Bucher, Randall Dolph, Alan Grant, Mary Holland, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Josh Weiselberg, Larry Wenell voting yes, and Steve Abbo, Paul Brown, Robert V. Doherty, Kaye Durant, Rob Hutsel, Jim Penner, Marco Sessa 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:

- Medical Marijuana Consumer Cooperatives (MMCC). Due to two City council districts within the Mission valley Planning area the Southern portion or the Mission Valley could host up to 8 Medical Marijuana Consumer Cooperatives. For more information: <https://www.sandiego.gov/sites/default/files/dsdib170.pdf>

## **F. MEMBERSHIP BUSINESS**

Keith Pittsford reported that there are no current open Board positions. No other business.

## **G. TREASURER’S REPORT**

Bob Doherty reported the balance is \$1,344.16

## **H. INFORMATION ITEMS**

### **1. The San Diego River/Stadium Wetland Mitigation Project**

Summer Adleberg, from the City Public Utilities Department reviewed the The San Diego River/Stadium Wetland Mitigation Project

Compensatory mitigation is required for projects that have unavoidable impacts to wetlands, streams, and/or other aquatic resource functions considered jurisdictional by the United States Army Corp of Engineers under Section 404 of the Clean Water Act and by the California Department of Fish and Wildlife under Section 1602 of the California Fish and Game Code, as well as areas considered wetlands and/or ecologically important by the Regional Water Quality Control Board and City of San Diego.

Compensatory mitigation may be completed through obtaining credits from an established mitigation bank, or contributing financially to an approved in-lieu fee program or establishing their own mitigation site.

The San Diego River/Stadium Wetland Mitigation Project is a mitigation area for City of San Diego Projects. The restoration project is serving as mitigation for multiple public utilities projects for the City of San Diego.

The San Diego River/Stadium Wetland Mitigation Project is a 57-acre habitat restoration project within the San Diego River channel, between I-15 and I-805, south of Qualcomm Stadium, in the Mission Valley area of the City of San Diego.

The project area includes a one-mile stretch of river, and ranges in width from 300 to 800 feet. Initial phases of the project include development and implementation of a

Stormwater Pollution Prevention Plan (SWPPP) and removal of non-native species within the river channel using heavy equipment. Following removal of non-native species, irrigation over approximately 30 acres will be installed, followed by native plant and seed installation. The native plant material will aid in stabilization of the disturbed areas within the river channel and provide native habitat for species.

The project period is expected to last over six years, with a one year installation phase followed by five years of maintenance and biological monitoring to ensure success criteria outlined in the regulatory permits are satisfied.

For more information:

<https://www.sandiego.gov/sites/default/files/legacy/stormwater/pdf/alvaradomitigationplan.pdf>

#### Discussion/Comments

- Considerations for wildlife that use non native plants for habitation
- Non native vegetation returning after mitigation project is complete/City will continue to monitor
- Challenge of homeless encampments/homeless agencies assisting in homeless in area
- No signage indicating purpose of project
- Land (Riverbed) owned by City Public Utilities
- Potential/identified infrastructure (auto/pedestrian/bike) bridges over river but within mitigation area received easement and were removed from mitigation area.

### **I. ACTION ITEMS**

#### **1. Mission Valley Community Plan Update/Approve a draft land use map as the future condition land use map for mobility modeling and analysis**

##### **DRAFT MOTION:**

**Recommend the proposed Mission Valley land use map as the basis for mobility modeling and analysis**

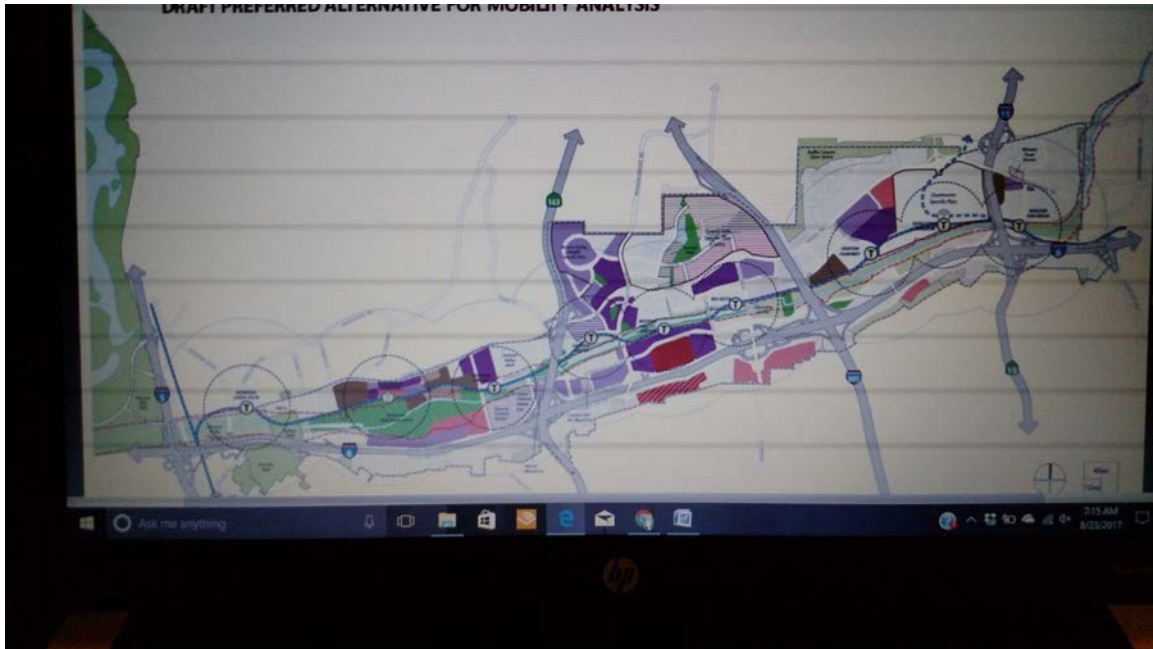
Andrew Michajlenko reviewed the work of the Mission Valley Community Plan Update Committee.

Nancy Graham, from the City Planning Department, provided an update on the Mission Valley Community Plan Update process. More information and background/study materials and reports can be found on the Mission Valley Community Plan Update website: <https://www.sandiego.gov/planning/community/cpu/missionvalley>

Reference was made to the existing conditions mobility report. The report can be found on the MV Community Plan Update website: <https://www.sandiego.gov/planning/community/cpu/missionvalley>

Nancy reviewed the proposed “futures” map for the Mission Valley to be used for mobility (motor vehicle/pedestrian/bicycle/transit) modeling and analysis. It is a

“consensus land use map” of three reviewed by the committee but is not the final land use map for the Mission Valley Community Plan Update. Nancy explained the assumptions included in the mobility report for the entire Mission Valley and the Mission Valley stadium site.



#### Discussion/Comments/Questions

- Ridership of mass transit within the Mission Valley is suboptimal due to connectivity issues.
- Additional signage for mass transit is need in the Mission Valley
- The existing conditions mobility report indicates substantial differences between the duration length of mass transit trips as opposed to the duration length of automobile trips. If ridership of mass transit is to be increased the duration length of mass transit trips will need to be addressed.
- The Existing Conditions Report, Mobility Element Section, does not address Emergency Vehicle (EV) preemption. Experientially, this is a problem within the Mission Valley. Request for new mobility reports to include a section on Emergency Vehicle (EV) preemption.
- Serra Mesa Community Plan Amendment Roadway Connection Project, aka, Franklin Ridge Road Connection. The proposed project would connect Franklin Ridge road and Via Alta in the Mission Valley Civita development to Phyllis Place in Serra Mesa. Phyllis Place provides access to Interstate 805. The connection is described as a “four lane collector road including bicycle and pedestrian facilities.” The project is considered, by some, to be vital to traffic circulation in Civita as well as the Mission Valley. The project is considered, by some, to be a detriment to the quality of life in Civita and would bring unwanted traffic congestion to the Serra Mesa Community.



The city's Planning Department has directed that the map for the Mission Valley mobility modeling and analysis include the Serra Mesa Community Plan Amendment Street Connection Project. There was discussion about doing two different mobility modeling and analysis reports, one with the Serra Mesa Community Plan Amendment Street Connection Project included, and one with the Serra Mesa Community Plan Amendment Street Connection Project excluded. Nancy Graham reported that, due to Serra Mesa Community Plan Amendment Street Connection Project being in the process cycle for City Council review, the City Director of Planning has directed that the Mission Valley mobility modeling and analysis report be conducted with the Serra Mesa Community Plan Amendment Street Connection Project being included, unless the City Council provides other direction or denies the project prior to the start of the modeling and analysis process. Nancy indicated that even if the Mission Valley Planning Group passed a resolution indicating that they wanted the mobility modeling and analysis report to include both a model with the Serra Mesa Community Plan Amendment Street Connection Project included and one with the Serra Mesa Community Plan Amendment Street Connection Project excluded that it would not change the directive to complete the Mission Valley mobility modeling and analysis report with the Serra Mesa Community Plan Amendment Street Connection Project included. For More information:

[https://www.sandiego.gov/sites/default/files/serra\\_mesa\\_cpa\\_recirculated\\_draft\\_eir\\_march\\_2017.pdf](https://www.sandiego.gov/sites/default/files/serra_mesa_cpa_recirculated_draft_eir_march_2017.pdf)

**Andrew Michajlenko moved to recommend the proposed Mission Valley Community Plan Update subcommittee consensus land use map as the basis for mobility modeling and analysis with a report being completed with the Serra Mesa Community Plan Amendment Street Connection Project included and a report being completed with the Serra Mesa Community Plan Amendment Street Connection Project excluded. Deborah Bossmeyer seconded the motion.**

After discussion the motion was withdrawn.

**Andrew Michajlenko moved to recommend the proposed Mission Valley Community Plan Update subcommittee consensus land use map as the basis for mobility modeling and analysis with the report being completed with the Serra Mesa Community Plan Amendment Street Connection Project included and the MVPG minutes reflecting that City staff have been directed to complete the report, regardless of the desires of the Mission Valley Planning Group, only with the Serra Mesa Community Plan Amendment Street Connection Project being included. Elizabeth Leventhal seconded the motion.**

**The motion was approved 17-3- 0 with Steve Abbo, Cameron Bucher, Robert Doherty, Randall Dolph, Kaye Durant, Alan Grant, Mary Holland, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Larry Wenell voting yes, and Deborah Bossmeyer, Paul Brown, Josh Weiselberg voting no.**

## **J. Committee/Community Reports:**

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

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

Randy reported that no meeting was held.

The next meeting is set for Monday October 02, 2017 at 3:30 p.m. at the Mission Valley Library.

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

The Community Plan Update Subcommittee (CPUS) will meet on September 08, 2017 at the Mission Valley Library.

The committee did not meet in its regular setting in August. The August 11<sup>th</sup> meeting was a public outreach meeting located at Westfield Mission Valley Mall East. The meeting also served as the EIR NOP meeting. A public open house was hosted by City Staff on Sat Aug 12<sup>th</sup> from 10 am – 6pm at the same location.

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) Parks – Rob Hutsel

Rob reported, after consultation with Dottie Surdi, that the Ad Hoc Parks subcommittee was being dissolved.

#### 2) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal –No Report

#### 3) Riverwalk-Rob Hutsel

A community meeting will be on 10/07/17 at 10:00 am at the Riverwalk Golf Course to provide ideas and feedback on the Community Parks/Open Spaces within the proposed development.

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

#### 4. MV Stadium Redevelopment-Paul Brown

Paul introduced Gina Jacobs, Chief of Staff, Office of the President at San Diego State University and Rachel Gregg, Community Relations Manager at San Diego State University. Gina spoke regarding San Diego State University's expressed interest in a campus expansion at the MV stadium site, having played football there since the stadium opened 50 years ago. Gina shared information about their vision and interest in working with the community to bring forward a plan for the site.

Paul Brown indicated that he will call a Mission Valley Stadium Redevelopment Ad Hoc subcommittee meeting for the near future.

## **2. Community Reports**

### 1. San Diego River Coalition

Alan Grant invited all members to the 16th Anniversary Celebration of the San Diego River Park Foundation and the San Diego River Coalition on September 21, 2017 from 6-9 pm Town and Country Resort, 500 Hotel Circle North San Diego, CA 92108

Due to the 16th Anniversary Celebration there is no regular meeting in September. The next meeting will be October 20, 2017.

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

More info at: <http://www.sandiegoriver.org>

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

No report

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

The Serra Mesa Community Plan Amendment Street Connection Project is on the agenda for the City Council's Smart Growth and Land Use Committee in September.

**L. ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 2:01P.M.

The next regular meeting will be on Wednesday October 04, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.

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John Nugent, Secretary

### **Design Advisory Board (DAB) Standing Committee**

The committee did not meet. There are no minutes included with these minutes

### **The Community Plan Update Subcommittee (CPUS)**

The committee did not meet in its regular setting in August. The August 11<sup>th</sup> meeting was a public outreach meeting located at Westfield Mission Valley Mall East. The meeting also served as the EIR NOP meeting. A public open house was hosted by City Staff on Sat Aug 12<sup>th</sup> from 10 am – 6pm at the same location.



**PHOTO OF GUEST SIGN IN SHEET FOR SEPTEMBER 06, 2017 MVPG MEETING**

**GUEST SIGN-IN** Meeting Date 9/06/17

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

	Print Name	Print Affiliation
1	Susan Wilcox	Citizen
2	Jan Kane	Scripps Ranch
3	Kathy Lippitt	San Diegoans For Safe Neigh
4	Robert Wachter	Westchester
5	JA Susan	SDCPA
6	Media Fettinger	Resident
7	N. LEDFORD	RIVER WALK
8	NOI, Tose	MVPG Chairman
9	JIM HAUGHLEY	Michael Baker Intl.
10	Don Dowell	SMPG
11	Cindy Moore	SMPG
12	<b>KEN GOTHELT</b>	<b>LAND OWNER</b>
13	<b>Bhuvanesh Parikh</b>	<b>Riverwalk</b>
14	JOHN ZIEBARTH	
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