

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

January 03, 2018

Members Present:

Steve Abbo, Paul Brown, Cameron Bucher, Bob Cummings, Randall Dolph, Kaye Durant, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko John Nugent, Jim Penner, Keith Pittsford, Dottie Surdi, Josh Weiselberg

Members Absent:

Deborah Bossmeyer, Robert Doherty, Alan Grant, Mary Holland, Derek Hulse, Marco Sessa, Rick Tarbell, Larry Wenell

City/Government Staff:

Nancy Graham, Liz Saidkhanian, Zach Bunshaft, Haley Peterson, Tom Bostedt

Guests:

See list at end of minutes

A. CALL TO ORDER

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

Verify Quorum:16 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Bob Cummings led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

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

Guests introduced themselves.

D. APPROVAL OF MINUTES

Jim Penner moved to approve the minutes of the December 06, 2017 regular meeting. Keith Pittsford seconded the motion. Minutes were approved 11 –0 – 5 with Paul Brown, Bob Cummings, Randall Dolph, Kaye Durant, Rob Hutsel, Elizabeth Leventhal, John Nugent, Jim Penner, Keith Pittsford, Dottie Surdi, Josh Weiselberg voting yes, and Steve Abbo, Cameron Bucher, Kaye Durant, Kathy McSherry, Andrew Michajlenko 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:

- Mission Valley News is doing an article on the new marijuana law and the operating in the Mission Valley and is seeking community comments.

F. MEMBERSHIP BUSINESS

Keith Pittsford reviewed some details for the MVPG election in March 2018. The terms are for 4 years (ending 2022) with 12 positions open for election. There will be three positions open in each of the following categories:

1. Property Taxpayer
2. Local Business Person
3. Resident
4. Property Owner

The official election notice has been posted on the Mission Valley Library Bulletin Board and follows these minutes.

G. TREASURER’S REPORT

Bob Doherty was absent but electronically reported the balance remaining at \$1,344.16

H. ACTION ITEMS

1. No items

I. INFORMATION ITEMS

1. Information Item # 1:

SDSU Master Plan for MV Stadium site-Gordon Carrier and Jim Chatfield

For more information: <http://newscenter.sdsu.edu/mv/>

Gordon Carrier provided an overview:

In November 2017, San Diego State University unveiled the “SDSU Mission Valley,” vision and plan for 166 acres of land including and immediately surrounding SDCCU Stadium. Architectural renderings by Carrier Johnson + CULTURE were presented.

Concepts include “engaging the San Diego River” and the guiding principle of creating a true “campus feel.

SDSU’s interest in the site includes;

1. Address the current campus being land locked
2. Create a space/stadium for SDSU athletic games
3. Opportunity to provide stadium for professional soccer and NFL football
4. Grow SDSU’s 57 billion economic impact on community
5. Optimal integration into Mission Valley and Mission Valley Community Plan

5. Community partnership with SDSU for another 120 years
6. Engage community in public/private partnerships for some of the development.

The goals of the Project are:

1. SDSU expansion
2. College Campus Environment
3. No reliance on tax dollars
4. Be a regional asset
5. Transparent process

The project is a \$3 billion, 15-year project as a campus expansion, not a commercial development. It will not be financed with tax dollars but through public-private partnerships. There will not be an increase in tuition or fees because of the project.

The stadium would be financed with state-issued bonds repaid by revenues from the venue.

The university, financially, is able to purchase the land at fair market value and finance the construction. Acquisition of the land from the city at an estimated \$80 million would be financed with university funds from non-public sources, such as donations and services revenue, with the bonds being repaid over a number of years.

Plans for SDSU MissionValley include:

- 1.6 million square feet dedicated to university programs. The 1.6 million square feet of campus buildings of three- to six-stories in height would be located between the stadium and the housing.
- 5,000 underground parking spaces.
- 4,500 housing units for upper-division and graduate-level students, faculty and staff, along with work-force and affordable housing. The 4,500 units would be arranged in 15 blocks of townhomes, mid-rise and high-rise buildings on the east side of the site. Parking is self parking under “cover”.
- A new multiuse stadium for collegiate athletics, professional sports, and other entertainment events. The 35,000 seat stadium, expandable to National Football League requirements, and adaptable for major league soccer would be on the west side of the site. There would be parking for 1,000 vehicles in a space that would convert to parking on “game” days and otherwise would be community park space.
- Commercial office buildings to include innovation and research space
- A 250-room convention hotel with 4,000 sq ft of conference space and 150 smaller boutique hotel. There would be 75 condos on top of hotel
- Neighborhood serving retail spaces totaling 90,000 square feet with a 12,000 sq. ft. grocery store.
- Open Space of 90 acres including small parks within the campus and housing area. The park component of SDSU West would include:
 - 34-acre river park (owned by the City)
 - 41 acres community parks
 - 9 acres of campus parks & green space
 - 5 acres of paseos

The Friends of SDSU Citizens initiative does not include the City approved river park trail. The university will not purchase/lease the land next to the river. It would remain the property of the City. The plan includes buying only 132 acres of the 166-acre land around the stadium. It does not take control of the land for the river park.

The Friends of SDSU Citizens initiative claim they have collected 100,000 petition signatures, more than the required 71,646 signatures.

If enough signatures are verified, the City Council will decide whether to adopt the initiative or place it before voters.

Discussion/Comments/Questions

- If project is put on ballot and voters approve the initiative the city must sell the land to San Diego State, which entity then approves CEQA, site plans and permits etc.---the City or University System? Answer: vague response but University trustees would give CEQA approval...unsure of other approvals.
- SDSU initiative does not have the university buy the land for the park. It's buying only 132 acres of the 166-acre land around the stadium. It deliberately does not take control of the land for the river park. Why, what assurances are there that the approved River Park Trail would be completed and maintained? Answer: vague response but SDSU has placed in their budget the funds to cover the costs to build and maintain the park, but no specific dollar amount was mentioned. SDSU did not write the initiative, but feel comfortable that they can work out with the city any issues related to the park's development, given that they have made a commitment to cover the costs to develop the park.
- The 14 page initiative only requires that the university — if it gets the rest of the property — has to cause the city to build the river park. The initiative states that the University has seven years to get it built. Gina Jacobs, chief of staff to the university's interim president, Sally Roush has publically stated that "SDSU and its eventual private-sector partners will pay for the construction and maintenance the park". Are there any more details or plans? Answer: Vague response
- What are the consequences if the university does not complete the river park within seven years? Answer: Vague response
- What provisions are made for addressing the flooding situations on site? Answer: build a natural dike around project and increase man made culvert.
- The claim is continually being made that there will be no tax dollars or tuition fees used for project, how will project be financed? Answer: Through public-private partnerships. The stadium would be financed with state-issued bonds repaid by revenues from the venue. The land acquisition would be financed with bonds and university funds from non-public sources, such as donations and services revenue, with the bonds being repaid over a number of years.
- Has consideration been made to keep and rehab existing stadium? Answer: Yes but studies do not support it being economically feasible and it is not located in a good spot for developing the project.
- Will the trolley be able to accommodate the increased ridership/what about accommodation of buses from non trolley areas? Answer: mobility issues are part of the CEQA study but the current system seems to be underutilized.

- What are public/private partnerships? Answer: Many different models but university will own land, put in infrastructure and then lease the land to other developers.
- What are traffic impacts? Answer: still being studied but preliminarily estimated at 55,140 new trips
- What considerations are being made for affordable housing? Answer: will meet City guidelines

A. Standing Committees:

1) Design Advisory Board – Randy Dolph

The DAB did not meet.

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

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

The next meeting will be scheduled once SANDAG finishes the Mission Valley Mobility modeling and the City, with consultant Chen Ryan and Associates, completes the mobility study.

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

For more information please visit the CPUS website at:

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

B. Ad Hoc Committees

1) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal reported:

1. All of the “bridge” tent shelters for homeless are now operational
2. The January 26, 2018 We All Count plan:

WeAllCount

- WeAllCount is the San Diego name for the federally mandated annual census of homeless persons known as the Point-in-Time-Count (PITC).
- January 26, 2018 is the date for WeAllCount/the Point-in-Time-Count
- The PITC is meant to be a one-day snapshot of persons living either on the streets or in short-term shelters.
- The PITC is usually conducted during the last week of January each year.
- The information is used at both the national and local levels to help inform discussions and decision-making around homeless issues, funding, and the design of a system of care that best serves the most vulnerable people while maximizing limited resources.

The WeAllCount program needs volunteers in the following categories:

Counters – Counters walk the streets to count the homeless. Counters self-select a census tract area to survey and are deployed in teams from a specific count site during the morning of WeAllCount. For more detailed information,

<http://www.rtfhsd.org/wp-content/uploads/2017/10/Counter-Description.pdf>

Interviewers – Interviewers get more involved in the counting process by conducting guided surveys of homeless persons willing to tell their story. Interviewers will self-

select an interview site and work in teams to conduct these in-person surveys to as many homeless individuals and families as time permits. For more detailed information: <http://www.rtfhsd.org/wp-content/uploads/2017/10/Interviewer-Description.pdf>

Coordinators – There are two different kinds of Coordinators: those who supervise the sites where the Counters work out of, and those who oversee the Interviewing sites.

3. San Diego River Park Foundation will be leading the count along the San Diego River for the Annual WeAllCount and is seeking volunteers

2) Riverwalk-Rob Hutsel

The Committee did not meet in December.

The next meeting will be on January 11, 2018 at noon at the Mission Valley Library.

The topic will be Flooding and Floodways

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

3. MV Stadium Redevelopment-Paul Brown

The Committee did not meet

2. Community Reports

1. San Diego River Coalition

The next meeting will on January 19, 2018.

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 meeting was held in December 2018.

Agendas and Minutes of meetings are located at:

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

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

Rob Hutsel reviewed the coordinated efforts to clean up the encampments along the San Diego River which will lead a cleaner river.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:18 P.M.

The next regular meeting will be on Wednesday February 07, 2018 at 12:00 p.m. at the Mission Valley Library, Community Room.

NOTICE OF MISSION VALLEY PLANNING GROUP GENERAL ELECTION

On Wednesday, March 7, 2018 the Mission Valley Planning Group (“MVPG”) will hold a General Election of Members to serve on its Board. The General Meeting and Election will be at **Noon**, in the Community Room, Mission Valley Library, 2123 Fenton Parkway, San Diego.

The MVPG Board represents the General Members of the Mission Valley Planning Group and is an all-volunteer group. Its primary purpose is to advise the City Council, Planning Commission and other governmental agencies as may be appropriate in the initial preparation, adoption of, implementation of, or amendment to the general or community plan as it pertains to the area or areas of influence of Mission Valley.

Only General Members who have attended a minimum of two (2) meetings of the MVPG in the twelve (12) months prior to the February 2018 regular meeting qualify to fill any Board position. Attendance at the required meetings must be documented in the minutes of the meetings. Each term is four (4) years and three (3) positions will be filled in the General Election in each of the following classifications:

Class I: Property owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped) within the community planning area. ***Term expires March 2022***

Class II: Person (including residents or persons representing business entities) paying property taxes on any parcel of real property in the community planning area. ***Term expires March 2022***

Class III. Resident, who is an individual, whose primary address is an address in the community planning area (either an owner or renter). ***Term Expires March 2022***

Class IV: Local business person (including persons representing business entities), who is a local business owner, operator or designee, with a business address in the community at which employees or operators of the business are located. ***Term expires March 2022***

For further information, please contact Keith Pittsford at kpittsford@sgpa.com

Design Advisory Board (DAB) Standing Committee

**DESIGN ADVISORY BOARD
Mission Valley Planning Group**

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

The Community Plan Update Subcommittee (CPUS)

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

**PHOTO OF GUEST SIGN IN SHEET FOR JANUARY 03, 2018 MEETING
(see next page)**

GUEST SIGN-IN

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

Meeting Date January 03, 2018

	Print Name	Print Affiliation
1	Demse STEIN	IGroupdesign
2	MICHELE ADDINGTON	RESIDENT
3	Robert Weidelt	Realtor
4	FRANK SCHULTZ	RESIDENT
5	Justin Schlaefli	Business
6	Noli Zosa	Lake Vista Pkwy Golf
7	Hatia Bister	City of SDSU
8	Karen Kelly	City of San Diego
9	Bhavesh Parikh	Hines-Riverwalk
10	Joe LeCava	PLPV Coalition
11	Dan Smith	NCPI
12	Sara Butler	Mission Valley News
13	Kim Kilkenny	Friends of SDSU
14	Jonathan Frankel	Resident
15	Corinne Maksymicz	Resident
16	Rachel Gregg	SDSU
17	Rick Wiser	MV YMCA
18	Jenny Brainer	SDSU
19	Jim Sardo	First American Title
20	Mark McDonald	"
21		
22		
23		