

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

January 5, 2022
Via Zoom

Members Present:

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

Members Absent: Steve Abbo, Kaye Durant, Matthew Guillory, Derek Hulse, Keith Pittsford, Pete Shearer,

City/Government Staff:

Guests:

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:01p.m. on Zoom.

Verify Quorum: 14 members were present, constituting a quorum. Elizabeth Leventhal joined at Item D and Michael Sherman and Colton Speas joined at Item E.

B. PLEDGE OF ALLEGIANCE – None.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting. Also indicated that volunteers for the Secretary position were welcome to express interest in the position.

D. APPROVAL OF MINUTES

Ken Callaway moved to approve the minutes of the December 1, 2021 regular meeting; Alan Grant seconded the motion. Minutes were approved 15-0-0 with Michele Addington, Cameron Bucher, Ken Callaway, Rachel Erwin, Marissa Feliciano, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Philip Ouellette, Darshan Patel, Marco Sessa, Ryley Webb, and Josh Weiselberg voting yes, no one voting no, and no one abstaining.

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

- Anthony Hackett of Councilmember Campillo’s office reported that City Libraries have and are distributing at-home COVID tests while supplies last. Also reported that the council’s legislative recess is ending this coming week.

- Becky Rapp reported on the Planning Commission and Land Use and Housing Committee’s postponement of action on the proposed land use ordinance modification to remove sensitive use restrictions from the ordinance until February 2022.
- Kathleen Lippet reported on pending action before the Planning Commission on January 20th at 9am regarding the Mount Hope Cannabis CUP.

F. Membership Committee – Michele Addington

1. Open positions on the MVPG Board

Membership: 1 Vacancy in the Property Tax Payer category with no current potential candidates. 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. Mission Valley Banner District – Rachel Gregg

Description: Discussion of proposed banner district within Mission Valley by San Diego State University in collaboration with the San Diego River Park Foundation. Banner districts are used to promote local attractions, businesses, landmarks, and activities within the existing public right of way.

At the request of council district 7, SDSU, in concert with the River Park Foundation is seeking to revive the banner district in Mission Valley. An overview of the program was provided including the approval process (resolution adopted by the Council) as well as the parameters for what banners may be display (messages and events that are community related). Questions about sponsorship were asked, including how the process works. Questions were asked about locations for banners; a map will be provided later for review.

2. Toll Brothers Civita Project – Mark Radelow and Mike Steffen

Description: Informational presentation by Toll Brothers regarding their forthcoming townhome development adjacent to the Avella community within the Civita master plan.

Overview of project area – mid part of the master planned area. An overview of the land use restrictions/limitations for the district and adt for the overall master planned community and comparison to ADU/acre and ADT for the subject project (Everly). The project would be comprised of four unit types (~1400sf to ~2300sf) with 3-4 bedrooms and 2.5-3.5 bathrooms per unit. The designs incorporate outdoor deck spaces.

I. Action Items

1. Potential Action Regarding Proposed Amendments to City Council Policy 600-24 related to Community Planning Groups

Description: Discussion of 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 provided an overview of the proposed changes including: loss of a category (property tax payer) and other proposed policies that MVPG would be required to comply with. Questions were asked about the workload to implement the policy if enacted. The cost is unknown, but the workload is expected to be substantial. The policy changes are proposed to be implemented 2023, with CPG's to begin their process in fall 2022. Further questions were asked about implementation of the policy and what the scope of the changes may be. A question was asked about forming a subcommittee to review this potential change on an on-going basis and to potentially be responsible for implementing the policy changes including all of the work required to organize. A question was asked about other CPG's potentially already functioning under these policies. It is unknown if there are. Further general discussion continued with a plan to bring a subcommittee formation back to MVPG for action at the next meeting.

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 February 2022 (date and time to be announced) concerning a potential new hotel on Hotel Circle.

b. Ad Hoc Committees

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

Thanked everyone for their contribution to the sock drive.

- 2) MV Stadium Redevelopment - Kaye Durant

Rachel Gregg offered an update that the project is on target for scheduled completion and groundbreaking for river park is expected Q1, 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

Did not attend meeting, but CPC discussed County Dam Maintenance and the Draft Housing Package, but the outcome of the CPC and any action taken (or not taken) is not known.

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

Anthony Hackett asked about getting a recommendation for the Banner District; Jonathan Frankel indicated the matter would come back before the MVPG for action next month.

K. Adjournment: Meeting was adjourned at 1:02 P.M. Next Regular Meeting Date – February 2, 2022, at noon with location or via zoom TBD.

Cameron Bucher, Secretary