

UNIVERSITY COMMUNITY PLANNING GROUP

Notice of Executive Committee Monthly Meeting

University Towne Center – Forum Hall

6:00 p.m. Tuesday, July 8, 2008

AGENDA (FINAL) Times approximate

- 6:00
1. Call Meeting to Order – Linda Colley, Chair
 2. Pledge of Allegiance followed by Moment of Silence
 3. Agenda: Call for additions/deletions: Adoption
 4. Approval of Minutes: June 2008 Minutes
 5. Announcements - Chair
- 30 minutes
- 6:30
06. Reports:
- Councilman Scott Peters Office – Madeleine Baudoin
 - FBA Update – George Lattimer
 - 53rd District – Deanneka Goodwin, Community Representative
 - MCAS Miramar- Juan H. Lias
 - Project Planning Update – Dan Monroe
- 15 minutes
- 6:45
07. Public Comment: Non-Agenda Items – 3 minutes per speaker
- 15 minutes
- 7:00
08. **Salk Institute Master Plan – Mark Rowson, P.E.**
- Project No. 44675; Amendment to Conditional Use Permit (CUP) No. 3841, amendment to Coastal Development Permit (CDP)/Hillside Review Permit (HRP)/CUP No. 90-1140, Master Planned Development Permit (PDP), CDP, Site Development Permit (SDP), vesting tentative map (VTM), MHPA Boundary Line Adjustment and Easement Vacation to permit construction of new scientific research facilities and accessory uses on the existing Salk Institute campus. The proposed project is located within the Coastal Zone portion of the University Community Planning Area. The Final EIR was processed June 23, 2008.
- 30 minute Presentation
30 minutes Discussion/ACTION
- 8:00
09. **Old/New Business**
- 8:10
10. **Adjourn**

The UCPG will **NOT** meet in August.

September 2008 AGENDA – **Tentative Schedule** – Scripps Memorial Hospital- Lynne Heidel; Longs Drugs Governor Drive-David Parson; UCPG Annual Report for 2007 – Chair

The Executive committee meets at 6:00 p.m. on the SECOND Tuesday of EACH month at Forum Hall, UTC Westfield Shopping Center, above the Wells Fargo Bank.

The public is cordially invited, and will be given an opportunity to be heard on matters before the Executive Committee. Time is also set aside to receive public comment relating to land use issues in the UC community, which are not on the agenda, not to exceed 3 minutes each.

General membership application forms are available during the meeting and upon request from the UC Library on Governor Drive. Membership is free, but must be renewed every 4 years. Regular elections to the Executive Committee from the general membership are held annually in March.

Copies of this agenda are posted on the community bulletin board at the University City Library, 4155 Governor Drive.

For agenda information and/or scheduling, please call Chair Linda N. Colley 858-453-0435 or Email lcolley1@san.rr.com

To request an agenda in alternative format, a sign language or oral interpreter, or Assistive Listening Devices (ALDs) for the meeting, please call the City of San Diego at 619-235-5200 at least five working days prior to the meeting.

UNIVERSITY COMMUNITY PLANNING GROUP

University Towne Center – Forum Hall

Executive Committee Monthly Meeting - Tuesday, June 10, 2008

Minutes ([Final](#))

Directors Present: Linda Colley (Chair), Nan Madden (Vice-Chair), Pat Wilson (Secretary), Milt Phegley (Membership Secretary), Doug Williamson, Peter Burch, Venzel Hammershaimb, Charles Herzfeld, Petr Krysl, Marilyn Dupree, Sherry Jones, Harry Walker, Tracie Hager, Alice Tana, Wendy Peveri, William Beck, Lorraine Stein, George Lattimer, Deryl Adderson, and Juan Ilas.

Directors Absent: None.

1. **Call Meeting to Order** – Linda Colley (Chair) at 6:00 PM.
2. **Pledge of Allegiance followed by Moment of Silence.**
3. **Agenda Approval: Motion** – Motion to approve by Tracie Hager and seconded by Bill Beck. **Motion passed unanimously. Vote: 15-0-0.**
4. **Approval of May Minutes – Motion:** Motion to approve by Bill Beck and seconded by Lorraine Stein. **Motion passed unanimously. Vote 15-0-0.**
5. **Announcements** – Linda Colley (Chair)
 - Scripps Memorial grand opening of parking structure on 6/24/08, 2-4 PM.
 - Torrey Pines Glider Port lease, status of lawsuit/settlement – asking for information from Council President Peter’s office.
 - Requested status of bylaws from Dan Monroe and Madeleine Baudoin. Why is it taking so long as UCPG met threshold of administrative review.

6. Reports

City Council President’s Office – Jacob O’Neill – attending meeting for Madeleine Bauduin.

Congresswoman Susan Davis Office (53rd District) – Deanneka Goodwin

- See newsletter: voted to extend unemployment benefits 13 weeks.

Juan Ilas, MCAS representative

- MCAS control burns on base for Air Show.
- Changing flight plan for U.S. Open.

Dan Monroe – City of San Diego Planning Staff

- Long’s Drugs – first review
- Question raised on proper noticing: Code requirements for applicant to submit prior notice of a hearing to residents within 300’ around site; for 1,000 or more, noticed in Daily Transcript.
- Shed in Gilman Canyon still code enforcement issue.
- No information on post office location at The Market Place.

Milt Phegley – Membership Secretary – None

Milt Phegley – UCSD Representative – None

Pat Wilson (Secretary)

- Confirmed with newly elected members that all attended COW to indemnify planning group: Venzel Hammershaimb, Doug Williams, and Peter Burch.

7. Public Comment: Non-Agenda Items

Sherri Lightner: Placed first in District 1 City Council election; run off in November.
Other: Aguirre at Town Park Villas on decision to not gamble (play bingo).

8. Renaissance Produce– Rachel Barnes

JO#43-0804, process 3, CUP for off-sale beer/wine for existing 2,468 sq. ft. market at 8935 Towne Centre Drive

- Need neighborhood use permit to sell beer/wine at existing kosher deli.
- Only other liquor take out in shopping center is Long's
- Discussion of Kosher wine preparation

Motion: Motion made by Lorraine Stern and seconded by Bill Beck to recommend approval for project. **Motion passed unanimously. Vote: 17-0-0.**

9. T-Mobile Scripps Garage PTS #153790– Mike Morganson

JO#43-0682, CUP to install 2 new sectors with 3 antennas per sector (8 antennas total) attached to façade of new parking garage structure at 9850 Genesee Avenue, San Diego.

- Present antennas are blocked by new garage, busy cell phone area.
- Positioned on new structure, fully screened and complements new structure.
- Designed to fade into façade.
- Complies with FCC

Comments:

Tracie Hager: Great resolution to problem (hiding antennas).

Sherry Jones: Applaud aesthetics.

Planning Group expressed appreciation of the fact that the proposed design effectively integrates with the building structure and screens the antenna installation.

Motion: Motion made by Sherry Jones and seconded by Charley Herzfeld to recommend approval of project. **Motion passed unanimously. Vote: 17-0-0.**

10. University City Village Project – Shaun Schmidt, Willmark Communities and University City Village, Adele Chang, Architect and John Smaha, Attorney

Plan to redevelop University Village site:

- 1,109 units, 80 assisted living units, new clubhouse and pool.
- 1,156 off-street parking spaces, 9 hole golf course.
- New maintenance and operations building, associated public and landscape improvements.
- Built senior housing in '60's: 510 units on 75 acres. No changes to 1998 CUP, redesigned because could not add second floor onto existing one-story buildings; demolishing buildings one by one and rebuilding -- some 100+ units in progress.
- ADA compliant, more open space, centralized gathering spaces in neighborhoods, large community center for social interaction, small theatre, exercise room (yoga), some dining facilities.
- Resurface parking areas, subterranean parking.
- "Inner" area separate, more compacted and landlocked due to surrounding units and topography.
- Approved for 3-story building and pulling permits July '08.
- Some buildings opened recently, others later.
- Meetings every 60 days with tenants' association, will minimize displacement as new buildings are built.

UCPG comments/questions and responses:

Harry Walker on rents and rentals: All rentals, no condos; rents determined by market rates. Golf course used by both communities.

Bill Beck concerned over time, no surprises in leases: In five years in phases to accommodate moves to new apartments.

Tracie Hager on rental amounts: \$1,400 for 2-BR, \$980 for 1-BR.

George Lattimer on unit mix: Sample mix: proposed 53 2-BR and 32 1-BR.

Also, any restrictions on senior: CUP rental conditions to restrict, no mapping for condo, # of parking spaces.

Venzel Hammerschaimb to clarify ownership: Two companies, two separate communities.

Doug Williamson on facilities: Two owners, but one clubhouse now. Inner: New recreation center; Outer parking garage (60 days) close to unit.

Other comments from Applicant: Building coverage numbers and surface parking to green space not available yet. Terms and conditions of relocation and restriction on rent increases for existing residents in leases not provided.

Marilyn Dupree: Inner – only one pool.

Alice Tana on length of time: Current owners purchased in 2003; had CUP but no studies, no civil engineering plans so took steps to revisit CUP and start over – couldn't put send story on top of one-story buildings. City decided needed bigger scope; CUP amendment (took 11 months).

Linda Colley: Should consider a shuttle system for seniors without cars to get around the communities.

Public comments/questions and responses:

Carlene Sherwin: two new buildings in outer: 1/3 1-BR (18), 2/3 2-BR (44) – total 72.

Sam Rothstein, Town Park Villas: Dealing with humans, tenants at mercy of developers.

Alex Barron: CUP '98 for 2-story only, now building 3-story; 2 different owners, two different projects.

Charlie Pratt: concern over low and moderate income tenants kicked out and more upscale moved in. Want to know more about provisions of '98 leases and protections for tenants. May have to revisit.

Carol Pietras: Need traffic studies – reviewed in cycle reviews.

Laura Spanos: Water sewer enlargement. New owners conducted studies and main did not need to be expanded.

Kevin Wirsing: One community, one CUP, but two owners offering different services.

Deb Knight: (Two communities) will look different.

Others: fire hazards – got permits for cleanup; earthquake – built to earthquake code; no elevators in 2-story buildings; would like to know more about rents – possibly up 40-50%; new buildings and extent of sound proofing.

11. Chesnut Executive Drive (Postponed by Applicant)

12. Westfield/UTC Proposed Revitalization Project – Greg Fitchitt

JO#41-1059, Process 5, returning to UCPG as requested by Planning Commission at meeting May 22, 2008 – review of changes:

- Cap of 300 condo units – 150-180/tower at Genesee and La Jolla Village Drive with tower height same as Monte Verde (293'); other tower 100-120 condos at 10-12 stories.
- Will use MPDP process 2 with public notices. Secretary's Note: Applicant agreed to mail notices as requested by PC at June 12, 2008 meeting.
- Streets: more walkable, pedestrian gateways to get into Shopping Center.
- New exterior landscaping at Nobel & Genesee, pocket park above street corner.
- Explaining that some decisions are made due to requirements of store owners such as Nordstrom's or Macy's who own land.
- Transit Center will allow setbacks for elevated trolley.
- Studied 59 intersections and improving 13 intersections and roadway segments.
- \$55 million in infrastructure.

Questions/comments and responses:

Venzel Hammerschaimb question on retail space: 750,000 sq. ft. if 250 condos; 733,000 sq. ft. if 300 condos.

Charley Herzfeld: No change in ADT's.

Lorraine Stein: Pocket park good. Presented documents don't provide clear height comparisons, wanted side views. Resubmitted documents do fly through but don't provide detail of Genesee Avenue streetscape, building facades.

George Lattimer: Street improvements \$5-6 million; transit dedicated for bus only. What percent use mass transit (MTD)? Two to four percent. Pedestrians should use bridges instead of streets, otherwise slows traffic.

Alice Tana: Facility needs to be upgraded. Working for 20 or more years.

Other public comments/questions:

Jesse Knowlton: Why can't you stay within community plan? Built out now. No economic sense to change. How much is enough?

Deb Knight: Freeway ramp improvements just provide more 'storage', more places to wait on line; fundamentally 17,800 ADT's have not changed; extreme change for one developer for those who live, work, and play here.

Janice Deady: Dallas mall didn't stay current with good shopping environment, didn't provide 'lifestyle environment' and mall was subsequently shut down.

Motion: Motion by George Lattimer and seconded by Bill Beck to recommend denial of project after hearing information presented on proposed community plan agreement to expand UTC. **Motion passed. Vote: 14-2-1.** Sherry Jones recused herself from discussion and vote as she is Westfield employee.

13. Old/New Business

14. Adjourn: 9:30 p.m.

Respectfully submitted by:

Patricia A. Wilson

Patricia A. Wilson, Secretary

University Community Planning Group

Approved September 9, 2008