

UNIVERSITY COMMUNITY PLANNING GROUP

University Towne Center – Forum Hall

Executive Committee Monthly Meeting - Tuesday, January 13, 2009

Minutes ([Final](#))

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

Directors Absent: None.

1. Call Meeting to Order – Linda Colley (Chair) at 6:05 PM.

2. Pledge of Allegiance.

3. Agenda Approval: Motion – Motion to approve with change by William Beck and Nan Madden. **Motion passed unanimously by then present members.**

Vote: 15-0-0

4. Approval of December Minutes – Motion: Motion to approve by with changes William Beck and seconded by Tracie Hager. **Motion passed. Vote: 15-0-1.** Abstention by Harry Walker due to absence from prior meeting.

5. Announcements – Linda Colley (Chair)

- Indemnification
 - i. For Sub-Committee Members: UCPG relies on the active participation of general members. Bylaws require at least one UCPG member on the subcommittee; however, other members are not indemnified. Chair is suspending new sub-committees until resolved by the City.
 - ii. For new UCPG Appointees: Since COW training is required to indemnify UCPG members and that planning group, if a new UCPG member is appointed during a period when there is no COW training, the appointee should go onto City Web Site, read the appropriate training documentation, then read this compliance into the minutes, to be indemnified.

6. Reports

City Council Member Sherri Lightner's Office – Jesse Mays

- Christmas tree recycling to January 23, 2009.
- Scheduling another meeting on crash to answer follow-up questions. Will also have full disclosure on what happened, discussion on flight patterns, open dialogue with Miramar. Very emotional response, people still afraid. Calls to Laura Thorton at MCAS.
- **Carol Pietras:** Two blocks away, military went door to door, excellent communication.
- **Janay Kruger:** Need fire station in South UC as took 8 minutes for Fire Department to reach site; 5 minutes by military. Should appoint committee to work this issue and turn into positive action.
- Question on 805 and La Jolla Village Drive intersection – Dan Monroe to report.

Congressman Brian Bilbray (50th District) – Andrew Lund

- No report

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

- Working on Bias Act on discrimination.

Doug Williamson, UCPG Member – Report on Torrey Pines City Park General Development Plan Advisory Board

- Next meeting to be held on Thursday, January 15, 2009.

Juan Ilas, MCAS representative

- Ongoing investigation of jet crash, will notify Chair.
- For any residents who experienced damaged, claims will be reported to JAG.
- Units returning from Iraq so expecting additional helicopter and other air traffic.
- Comment from Doug Williamson on excellent response by military, police, fire. Very appropriate, professional, good feedback.

Dan Monroe – City of San Diego Planning Staff

- Only 4 or 5 City planners; potentially Project Update List will be updated in February. All information available on line.
- DSD taking over long term projects to Process 3. That will include Process 1: Ministerial; Process 2: Staff, and Process 3: Public hearing Officer. Process 4 goes to Planning Commission and Process 5 goes to City Council.
- Currently providing training to DSD but Planning Department still involved.

Milt Phegley – Membership Secretary

- Milt Phegley announced availability of sign-up sheet to verify at least attendance at one meeting prior to February 10 meeting in order to be eligible to run for UCPG seat on March 10, 2009.
- Candidate for appointment to Business District 1 identified by Milt Phegley as Gene Conrad. Gene Conrad commented: 22-year resident, accountant, served on UCPG 8 or 9 years, now have time, had fun and learned a lot.

Motion: Motion made by Pat Wilson and seconded by Petr Krysl to table vote for 30 days to see if other candidates come forward. **Motion passed. Vote: 16-0-0.**

- March 10, 2009 Elections for which bylaws provide for Membership Secretary to form Election Committee, solicit potential candidates, post at library, conduct election at meeting in March. If general member was current as of 7/17/08, now member for life; otherwise submit application to become current. No fee; applications available here. Candidates can speak at February and March meetings.
- Six seats up for election, each for three year-terms – incumbents as follows with deadline of February 10, 2009 to indicate intent:
Resident 1 - B – Linda Colley
Resident 2 - B – Pat Wilson
Resident 3 - B – Petr Krysl
Business 1 - B – J. Deryl Adderson
Business 2 - B – Harry Walker
Business 3 - B – George Lattimer
- Provided maps to answer questions regarding overlapping State Assembly and Congressional Districts in University City.

Milt Phegley – UCSD Representative

- Updates on various projects, environmental documents, and news at <http://commplan.ucsd.edu/UCSDprojects.htm>:
- Sanford Consortium for Regenerative Medicine (SCRM) Project approved by Coastal Commission. Expected to begin construction in new couple of months.
- Doug Williamson: No further construction west of building as would limit glider port.
- Petr Krysl: Does UCSD post newsletters? Milt responded: mailed notices to 60 groups, individuals, all in area. Contact Milt for mailing list.
- Muir College adding 288 beds.

- For UCSD news, see <http://ucsdnews.ucsd.edu/>.

7. Public Comment: Non-Agenda Items

Harry Estline:

- Discuss loading dock, antennae at next meeting with Long's Drugs. Chair commented that Long's has been sold to CVS. Two companies are meeting before coming forward with the project before the UCPG.

Carol Pietras: UCAA spearheading collection of gift cards, list of specific requirements, individual laid off from job (research assistant, in biotech).

8. Summit Pointe Plaza – Edward WU, CEO, CHEL Holdings, Ltd. Project #149817 JO#43-1820. (Process 3) Extension of Time for Tentative Map 2761 to create 2 parcels from an existing 22.20 acres site at the northwest end of Town Centre Drive in the IL-3-1 Zone within the University Community Plan, Airport Influence Area, FAA Part 77, Coastal Overlay (none-appealable), Community Plan Implementation Overlay Area A. Council District 1.

- Economy has slowed down work.

Motion: Motion by George Lattimer and seconded by Harry Walker to recommend extension of time for Summit Pointe Plaza Tentative Map 2761 to five (5) years. **Motion passed. Vote: 15-0-1.** Janay Kruger abstained as not on UCPG when project was last heard.

9. University City Village – Shaun Schmidt and Christine Handley

JO#43-1590 (Process 4) Planned Development Permit and Conditional Use Permit (CUP) to amend CUP98-0408 to remodel and reconstruct 1,189 senior housing units with a deviation to building height on a 75 acre site at 4633 Governor Drive in RM-1-2-Zone within the University Community Plan, Airport Influence Area, FAA Part 77.

Two owners:

1. Willmark Communities (Outer Property – Owner, Mark Schmidt; Shaun Schmidt, Project Manager)

Built in 1959 and originally approved to build second story on top of existing one-story buildings. Project proposes 1,109 units, 80 assisted living units, 1,156 off street parking, 9-hole golf course, new maintenance and operations building, and landscaping (planting, irrigation, and landscape related improvements).

- Providing information for formal action in February. Originally approved as CUP in 2001. Originally planned to add second story onto 1-story buildings but structures were substandard and not viable solution today.
- Current buildings have no air conditioning, no washer/dryers, old appliances, poor insulation, surface parking.
- Plan to consolidate buildings, more open and common space and covered parking, plazas, Spanish and Italian architecture.
- Three SCR's: pool and recreation center, three 3-story buildings (Inner), nine 3-story buildings (Outer). No height deviations and building only 2-story along Governor.
- Eleven buildings from 2 to 3-story and asking for change to footprints.
- No change in density.
- Rearranging walk ways and new amenities, promenade to encourage seniors to get out, adding recreational facilities, green houses, art studio, gazebos, gardens, 20,000 sq. ft. common area, indoor pool, beauty salon, main dining structure, card room, community room for mail, all senior friendly.
- Buildings to include 1 and 2 bed room apartments as last 40 years; 36% 1-bedroom starting at \$1,350 and 64% 2-bedroom starting at \$1,595 to \$2,100, loft in inner section, underground garages.

- # of bedrooms Existing Rents New Rents
 1 BR \$1,100 to \$1,350 \$1,350 to \$1,550
 2 BR \$1,350 to \$1,450 \$1,395 to \$2,200
- Could take 10 to 20 years to complete construction; 1 to 2 buildings per year.
- Cast iron sewer lines built in 1962; problems with lateral lines.
- Unit destroyed by fire – demolition finished and will be rebuilt.
- Community support by Jewish Family Services (Craig Lambert) with grant to bring family services to community.

2. University City Village LP (Inner Property – Owner, Christine Handley)

Proposed 313 units; 313 total parking spaces provided, 1.0 parking spaces/unit, new clubhouse and pool, and three 3-story buildings.

Public Comments:

Laura Spano: Good presentation on mortar and bricks. Problems with sewers, plumbing, and electrical. One apartment was 85 degrees.

Vince Snodgrass: haven't known what was going on. Hard to live where house is being torn down, limited income, need sense of security, need common basis, reach compromises, not opposed to development, trying to protect residents, owners never came to community to ask.

Mary Jane Zepp: 4 calls on sewers and commodes that wouldn't flush. New sewage system was to be put in, now claim it's only tree roots. Where is new sewer?

Carol Pietras: Do not live there, but have friends, have traffic problems, asking for mitigation, good will, calming measures, beautiful medians, stop light, more information on 3-story buildings on Governor.

Jesse Knighton: here for information on original project, people scared to death, separate communities, no agreements

Isvi Estline: live close to Village, thought it was rent controlled, shouldn't increase above CPI, keep it open to seniors, need parking spaces for residents and guests, need balconies.

Jackie ?: Second senior experience. Owners do care about tenants, fixed plumbing.

Eileen Taubman: provide services, trying to do a good job, owners that care, lunches good.

Robert Gorsby: Assisted me to move, 2 bedrooms, more space, sound proof, 2 parking spaces underground, all amenities. Apartments are fantastic.

Pat Hunt: Work at center, tenants expect and demand amenities, repairs went smoothly, easy relocation for people who moved.

Lee Kent: Some zones not safe and residents not treated with respect, may lose park atmosphere, need fire station, paramedics, some areas not taken care of for those who live there now.

Arthur Polenski: Environmental impact mandated. Should have EIR with comments, negative impacts not considered. New plan, but no laundry facilities.

Samuel Rothsten: lived here 4 ½ years. Happy now, enormous concern for people, human beings, not statistics, not adequate thought, 80 years old, this is first time rent rates were mentioned, residents can't increase income, can't get a job, somebody has to have concern for others.

Charlie Pratt: Tenants have no capacity to earn higher amounts. How are owners going to maintain present buildings? Want to be fair to owners, but on condition that address current residents' concerns.

Reta Schaffy: Community of people who care about each other, check in, eat and play hard together. Oldest resident is 104.

Gene Perusee: Question for Dan Monroe, no public notice, no notice of application when CUP sent out, no notice for planning commission hearing, cycle review, sewer facility, nothing presented for assisted living.

Rebuttal by owners:

John Smaha/Shawn Schmidt

- Washers and dryers available in apartments – for monthly fee.
- Sewers: Nothing to do. Enlargement of sewers waived; problems with sewer laterals from building to street and all will be replaced with new buildings.
- Assisted living (80 beds) to be built later on Governor Drive.
- Have not displaced renters due to new construction.
- Randy, Operations Manager, indicates will do whatever repairs required in current buildings to provide sanitary and safe environments, will replace repair, and respond immediately to emergencies after hours.

Comments from UCPG:

Petr Krysl: What traffic mitigations? How is low income split between inner and outer: 5 middle, 10 outside.

Alice Tana: Emergency procedures and should have signage at Governor about construction.

Marilyn Dupree: Concern over fire caused by residents (candles) and 20 years of construction.

Sherry Jones: Current parking 1 to 1; low income for certain percentage in city.

Response: 15 units low income, rest mitigation in lieu fees. Already negotiated with Housing Commission. Units scattered throughout.

Pat Wilson: Loss of central wash/dryer facility, fire damaged building still not fenced in, quality of current structures with holes in walls, fascia board dry rot (provided pictures).

Response: Randy Williams will check on structures. Christine Handley indicated laundry services available in ‘inner’ buildings.

Bill Beck: Lack of communication; could have been handled better. Length of time: on-going 20 year problem with sewers; 20-50% rent increase.

Wendy Peveri: Concern about rent and how that will impact current residents,

Nan Madden: mail boxes in Community Room – concern over accessibility for seniors.

Janay Kruger: No construction on site, no permits being pulled.

Harry Walker: Disagree with Bill – communication improving.

Doug Williamson: liked new buildings, concern over sewer issues. Question on condos: not mapped for condos, would have to start over.

Charley Herzfeld: Address concerns moving forward to protect current residents
Anything that you could do along lines of concerns expressed today.

Peter Burch: Attractive buildings, but have heard horror stories, seem to be addressing them, encourage communication.

George Lattimer: What approvals, amend type of building – deviation for height if doing more than 3-story buildings.

Further owner responses: mail boxes up to USPO; conduct exit interview, no problems yet, will abide by City noise, dust, monitoring, noise of operation requirements.

Motion: Motion by Janay Krug and seconded by Pat Wilson to request specific answers on land use in writing to include:

1. Traffic report on Genesee and I-805.
2. Location of 16” sewer line.
3. ADA plan.
4. Phasing plan for construction.
5. Comparison of community character – interfacing with two projects.
6. Contribution to fire station.

7. List of amenities.
8. No height deviations.
9. Open space – private and public requirements.
10. CLUP for Miramar
11. Shuttle
12. Upgrade private standards, current standards and agree.
13. Elevations of assisted living – 2-story buildings.
14. Descriptions of three SCR's

Motion passed: Vote: 12-1-0 with Doug Williamson voting no.

10. Old Business:

- Secretary read into minutes update relative to Agenda Item #13 at the December, 2008 meeting, Touchstone Investments, as Dan Monroe advises that an amendment to the Community Plan was not required for this project. However, processing of a Site Development Permit and amendment to their existing Coastal Development Permit is still needed. Comments on the scope of traffic study and environmental document will be passed along.

New Business: None.

11. Adjourn – 9:50 PM

Respectfully submitted by:

Patricia A. Wilson

Patricia A. Wilson, Secretary
University Community Planning Group