

UNIVERSITY COMMUNITY PLANNING GROUP
University Town Center – Forum Hall
Executive Committee Monthly Meeting – Tuesday, January 10, 2012
Minutes (Final)

Directors present: Janay Kruger (Chair), Kris Kopensky (Secretary), Milt Phegley (Membership Secretary), Charley Herzfeld, John Bassler, Deryl Adderson, Nan Madden, Pat Wilson, Doug Williamson, Damon Bradshaw, Petr Krysl, William Geckeler, Ryan Perry, George Lattimer, Alice Tana, and Juan H. Lias.

Directors absent: Jana Fortier, Sam L. Greening, Marilyn Dupree, Linda Colley (Vice Chair), and James Evans.

- 1. Call Meeting to Order** – Janay Kruger (Chair) at 6:07 PM.
- 2. Pledge of Allegiance.**
- 3. SDPD Al Alvarez** – Al Alvarez
 - a. Introductions
 - b. Facebook page available for SDPD Northern Division, forum for information exchange
- 4. Agenda Adoption –**
 - a. Pushing item 11, La Jolla Commons to February meeting
Motion: Doug Williamson (DW) motion to approve as changed and seconded by Kris Kopensky (KK).
Vote: Unanimous
- 5. Approval of November Minutes -**
 - a. DW requested change of spelling in item 13 from Williamson to Williams
Motion: Recommend approval of minutes with changes by Bill Geckeler (BG) and seconded by Alice Tana (AT).
Vote: Unanimous
- 6. Announcements** – Janay Kruger (Chair) (JK)
 - a. Linda Cooley seat automatically vacant due to three consecutive absences, will hold seat open one month and will be open for election in March
 - b. La Jolla Crossroads, 8 acre SR site initiated to be studied for residential rezone, project submitted, suggest forming a committee to review
 - c. AT and George Lattimer (GL) volunteered
 - d. Recommend initiating a committee to review Rezone of 9455 Towne Centre Dr. but want to wait for update from applicant PTS 258190
- 7. Reports-**
 - a. **Membership** - Milt Phegley (Membership Secretary) (MP)
 - a. Annual elections in March, handout in packet identifies seats and process
 - b. Candidates will have opportunity to speak at February meeting
 - c. Letter of intent required to JK or MP by end of February meeting
 - d. Forms on hand to sign up as UCPG general member
 - e. List on hand to document meeting attendance
 - f. Review of membership qualifications
 - b. **UCSD** – Milt Phegley
 - a. UCSD Community Group update available
 - c. **Councilperson Sherri Lightner Office** – Sherri Lightner
 - a. Update on North Torrey Pines Improvement Project, no new eucalyptus trees, only Torrey Pines to be added
 - b. Selected as chair of economic development and strategies, will craft long term vision for financial stability of San Diego

- c. Last years budget, Sherri focused on brownouts, libraries, and lifeguard service
 - d. Water policy passed in October
 - e. Question about Library furlough, Answer, yes, only one open in each district during holidays
 - f. Discussion on urban agriculture code
 - d. **Supervisor Ron Roberts Office** – absent
 - e. **Assemblyman Nathan Fletcher Office**– Sterling McHale
 - a. Please keep in mind that the Assemblyman’s office is a resource to any constituents that may have questions about new laws
 - b. The legislative business has reactivated after its winter recess and is now moving forward to finish the second year of the two year session
 - c. The California Supreme Court recently handed down a decision that essentially eliminated redevelopment throughout the state
 - d. Assemblyman Fletcher believes the court decision was misguided and that the state should not balance its budget on the backs of local government
 - f. **53rd District, Susan Davis Office** – Daniel Hazard
 - a. Davis dispatch in packet
 - b. Review of Davis dispatch
 - g. **50th District Brian Bilbray Office** – Will Zasadny
 - a. Tele-town hall meeting on Jan 31, call in at (877) 229-8493, pin 12454
 - b. First thing on the agenda for next session is extending payroll tax cut
 - h. **MCAS Miramar** - Juan H. Lias
 - a. PGA Tour at Torrey Pines at the end of January, flight patterns will be altered to accommodate the event
 - i. **Planning Department** – Dan Monroe (DM)
 - a. Available for questions
- 8. Public Comment**
- a. Comment on South University City pool closure
 - b. ATM in marketplace being removed over rent negotiations and ADA issues, asking community to make phone calls requesting Landlord and Credit union consider shoppers, flyer available
- 9. Information Item: BioMed Realty PTS 266511 Amend Site Dev. Permit #9754, 7.0768 acres, Zone IP-1-1, Executive Drive (Formally Nexus Development property)** - Perkins & Will
- a. Review of three building project approximately 250k rsf
 - b. C: Petr Krysl (PK), comment on the road noise
 - c. Q: GL tell us about square footage in relation to approved permit A: Doing initial studies on impact, going through amendment to increase density, original buildings were at 215k rsf now asking for 250k rsf. 141k SR to 250k rsf adding 500 ADT.
 - d. C: BG Concerned as Bill felt that GL's question was not answered at least twice which clouds the presentation, as he feels that makes the group question intent
- 10. Information Item: The Church of Jesus Christ of Latter-day Saints, upgrade of Visitor’s Center at the San Diego Temple** - Allen Haynie
- a. Review of challenges, currently no place for visitors that are not allowable into the temple
 - b. LDS Church plans to build an 18k sf Visitor area. Going through PDP process
 - c. Plan to return when ready for the PDP approval
 - d. Current room is not considered a visitor center, it is currently about 3-6k sf
 - e. Q: John Bassler, is everyone invited, A:Yes
 - f. Pat Wilson (PW): presume this area does not affect the colony pet park? A:Yes it does not
 - g. Q:PK What is the construction impact? A: 18 months construction schedule

- h. Q: Local resident, concerned about construction inconveniences and wants to understand mitigation. A: There is not currently a plan but there will be one
- i. Q: GL Are the functions housed in the existing building (landscaping) going to be integrated? A: No, it will be removed offsite. Storage remains
- j. Q: GL does the new building include offices or conference area? A: Yes, a small auditorium, some offices
- k. Q: GL most of activity is on weekends correct? A: no closed on Sunday, most use on Friday night and Saturday. New center will be open on weekends
- l. Comment about visitor center, likely to add 30 trips

11. Action Item: La Jolla Centre III PTS 17634, 340,000 rsf Office Building, Rezone, CPA, PDP, SDP - Tom Sullivan, Senior Vice President, Irvine Company

- a. KK Recused from conversation and vote
- b. Review of project
 - a. Vote to go to planning commission later in the Month
 - b. Thank you to sub committee for time and effort
- c. Q: GL how many acres are currently zoned SR? A: 5 acres
- d. C: DW likes the project
- e. C: JK question on whether Irvine Company is open to mitigating in Rose Canyon? A: Yes
- f. C: Debbie Knight (DK) comment on mitigation in one private parcel being mitigated, concerned that it makes more sense to mitigate in the canyon
- g. C: BG wants to say that the process was thorough and open, thank you
- h. C: DK question on adding a category of business park which was not discussed at subcommittee meetings? A: Dan Monroe, current community plan does not include business park designation, but it has been added to the general plan, this land will be appropriately referenced as business park. Read definition from plan
- i. Q: GL Can we add a comment on the CUP that the general plan is cause for classification of business park versus office use? A: yes
- j. C: GL Generally opposed to converting SR but as the site leans itself towards this type of development and the trips are being transferred, recommends motion of approval

Motion: Motion to approve as presented by DW and seconded by AT.

Vote: 12 for, 0 against, 1 recusal, motion passed.

12. Shawn Tobias, Hines, requesting discussion about item number 11.

- a. C: BG concerned about allowing it to be presented as the presenter is not prepared
- b. No presentation on item 11

13. Action Item: Torrey Pines Science Center Lot 14 PTS 263900 Substantial Conformance Review to PID 86-0884, 60k sf Core & Shell Building -Amanda Parks FPBA

- a. Presentation of project (in packet)
- b. Q: DK, please review runoff and drainage, how is it handled, as well as invasive plant plan, light trespassing. A: large bio swale to capture runoff, no palm trees or invasive plants, also using drought resistant plants. PID requires shielded lighting, plan is to provide
- c. Q: GL Will tenants be required to be SR? A: Yes
- d. Q: GL Question on vehicle access. A: Discussion on easement, lot will have direct access off public street

Motion: Motion to approve as presented by GL and seconded by Charley Herzfeld (CH)

Vote: Unanimous, motion passed.

14. Action Item: Torrey Pines Science Center Lot 16 PTS 263915 Substantial Conformance Review to PID 99-0012 33,200 sf Core & Shell Building - Amanda Parks FPBA

- a. Presentation of project (in packet)

- b. Discussion of building restricted easement
 - c. Q: GL who is the developer? A: HTP
 - d. C: GL Seems like you are possibly going to have a financing problem due to access
- Motion:** Motion to approve as presented by GL and seconded by CH.

Vote: Unanimous, motion passed.

15. Action Item: AT&T Project Modification, Cellular PTS 237308 6080 Miramar Road -

Monica Moretta, Swing Technology Associates

- a. Review of project, removing 6 antennas and adding back 12
- b. Coming to UCPG as they are expanding there use area
- c. Project will not protrude over current wall

Motion: Motion to approve by AT and seconded by JB.

Vote: Unanimous, motion passed.

16. Action Item: University City Village Lot 4 4633 Governor Dr. NEW PTS 265860 Substantial Conformance Review of RPO/CUP 98-0408 to remove 7 buildings (71,500sf) total 32 units and construct, one – 3 story building (110,000sf) with 80 units, Issues: Encroachment of front yard setback, bulk and scale –Representative

for presenter absent

- a. JK reviewed history of project
- b. Q: PK what does it entail to get SCR approved? A: DM, parameters are in place, general location, orientation, visual impact, ratio of change, are some of the things to look at
- c. C: PW, several issues exist, consolidating buildings into one which will have visual impact, is presenter not coming? A: JK, did not receive a response from architect
- d. C: CH, when you look at documents, it seems clear that the dimensions, visual impact, and nature of community will be impacted, which is ground for denial
- e. C: AT concern about large structure
- f. Conversation as a group on whether or not the request fits within an SCR

Motion: Motion to recommend to deny the SCR as it is a significant departure from the original plan, specifically visually and recommend that the city require a CUP by PK and seconded by BG

Vote: 12 for, 1 against, motion passed.

17. Ad Hoc Committees

- a. FBA Sub-Committee- Janay Kruger for Linda Colley
 - a. JK to call City to find out what the status is and schedule a meeting if necessary
- b. Torrey Pines City Glider Park – Doug Williamson
 - a. No update
- c. Bicycle Safety Committee - Petr Krysl
 - a. Caltrans working on assumption that Voight drive construction will occur after Gilman bridge, provides connection across I-5
- d. Mid Coast Trolley –J. Kruger for B. Geckeler
 - a. UCSD has not yet given ROW, due to design not being complete
- e. High Speed Rail – J. Kruger
 - a. State discussing future of project
- f. Scripps Health – J. Kruger
 - a. Working on their EIR

18. Old/New Business

19. Adjourn – 9:02 PM

Submitted by:

Kristopher J. Kopensky, Secretary
University Community Planning Group