

UNIVERSITY COMMUNITY PLANNING GROUP  
Meeting Minutes  
SCRIPPS OFFICE BUILDING  
10010 Campus Pointe Dr., 1<sup>st</sup> floor  
6 P.M . February 9, 2016

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice-Chair), Andrew Wiese (AW), Nancy Groves (NG), John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Alison Barton (AB), Ash Nasserri (AN), Rebecca Robinson (RR), Kristopher Kopensky (KK), Donna Andonian (DA), Roger Cavanaugh (RC), Alice Buck (AB), Ryan Perry (RP), Jason Moorhead (JM), Kristin Camper (KC), Anu Delouri (AD), Petr Krysl (PK), Mary McGuirk (MM), and Dan Monroe (DM).

Directors absent: Isabelle Kay (IK) .

1. **Call the Meeting to Order-** Janay Kruger, Chair
  - a. Time: 6:06 PM
2. **Pledge of Allegiance followed by Moment of Silence**
3. **Agenda-** Call for additions/deletions: Adoption
  - a. Removal of UCSD information item

**Motion:** Motion to approve as amended by MB and seconded by RP.  
**Vote: Unanimous, motion passed.**
4. **Approval of Minutes-** January, 2016
  - a. BR had a typo correction and requested adding that he stated that he is not running for re-election.  
**Motion:** Motion to approve as amended by KK and seconded by DA.  
**Vote: 16 in favor, 1 abstention, motion passed.**
5. **Announcements -** Chair Letters/meetings
  - a. SDPD Update
    - i. Reminder to stay on the line for “pocket dials” of 911, recent study identified that 20% of calls were “pocket dials”
  - b. JK updates
    - i. Regency Committee – Jerry Bischoff, with The VI would like to join the committee and he has completed the COW
    - ii. Two City letters regarding speed limit changes reviewed
    - iii. Station 50 update
    - iv. Recap of emails reviewed regarding the UCSD SANDAG signage naming process
  - c. Elections for UCPG Executive Committee:
    - i. Nominations by February 9, 2016
    - ii. Election March 8, 2016 5-8 P.M.
    - iii. Nominations to-date:
      1. R1C resident
        - a. Nancy Groves spoke
        - b. Glen Martin spoke
        - c. Lou Rodolico spoke
      2. R2C resident
        - a. Isabelle Kay - absent
      3. R3-C resident

- a. Alice Buck spoke
    - 4. B1-C business
      - a. Nan Madden, Montessori Academy spoke
    - 5. B2-C business
      - a. Kris Kopensky, The Irvine Company spoke
    - 6. B3-C business
      - a. Jason Moorhead, Alexandria Real Estate spoke
    - 7. Because of resignation B3-B
      - a. Ross Caulum running, Scripps Health spoke
      - b. 2 years left to finish Bruce Rainey's term
  - iv. Nominations from the floor
    - 1. None
  - v. Nominations must be received by midnight 2/9.
- d. **UCSD** - Anu Delouri
  - i. Updates on projects
  - ii. Request for comments and questions
- e. **SANDAG** -
  - i. Working on construction plans for mid coast project
- f. **City Traffic Department** - TBA
  - i. Later in the meeting
- g. **Membership Report** - John Bassler/JK
  - i. Review of election rules
- h. **Councilperson Sherri Lightner** - Kyle Heiskala
  - i. Budget adds suggested:
    - 1. Code enforcement
    - 2. Extension to 24 hours for the Rapid Response Team and extension of pool hours
  - ii. City owned parcels going to committee for possible sale
    - 1. One in Torrey Pines
    - 2. Another off of Campus Pointe
  - iii. Discussion on mystery smell in South UC area, source not yet discovered
  - iv. Genesee/LJVD pedestrian bridge was struck yesterday, it has been inspected by an Engineer and is safe
  - v. JK - When they approved the extra \$500k for Regents Road, they also approved a crosswalk at LJVD, Kyle's response was "possibly"
  - vi. PK: Can you help with flooding issues during heavy rain? A: I will look into that
  - vii. AN: Hearing about car window break ins on the rise, are you aware? A: I am sure SDPD is aware but please contact them with questions
  - viii. AW: Can we discuss the City land sale at the end of the meeting? JK: Yes
  - ix. Discussion on undergrounding utilities
  - x. PK: Question on zoning. JK: Explanation of process. Community: I would suggest that feedback is provided ahead of the sale
- i. **Further updates - JK**
  - i. Regency has not yet submitted plans so there will not be a meeting soon
- j. **Supervisor Dave Roberts** - Janie Hoover
  - i. Absent
- k. **Senator Marty Block** - Sarah Fields
  - i. Absent

- l. **Assemblywoman Toni Atkins** - Deanna Spain
    - i. Absent
  - m. **52<sup>nd</sup> Congressman Scott Peters** - Hugo Carmona
    - i. Absent
  - n. **MCAS Miramar** - K. Camper
    - i. Update on trespassing, over 50 bikes confiscated
    - ii. Reiterating that the West Miramar area continues to be vandalized and enforcement is coming to that area as well
  - o. **Planning Department** - Dan Monroe
    - i. Will speak later in meeting
6. **Public Comment:** Non-Agenda Items 3 minutes per speaker
- a. Community person running for City Council, Louis Rodolico, spoke
  - b. Community person spoke on fire station 50 location, proposing a new area that is central to the area that is west of the middle school
7. **Information Item:** Transportation Study Update to amend the University Community Plan Circulation Element  
 Presenter - Dan Monroe, City of San Diego
- a. Review of transportation study that has been submitted
  - b. They are studying existing deficiencies in the system and the four scenarios proposed while performing models for 2035 including the eventual trolley
  - c. JK: What is our worst intersection? A: Genessee and Governor. JK: Not LJVD and Genessee? A: That is a close tie
  - d. Community: Conversation and concern on timing of traffic counts
  - e. Several locations of concern discussed
  - f. Community: Offering opinion on pollution due to cars, recommending an EV only lane install
8. **Information Item:** Mid Coast Trolley Construction Update  
 Presenter- John Haggerty, Frank Oswainy, Terry Martin SANDAG
- a. Review of construction scope
  - b. Phase I, underground utilities
    - i. Lanes will be available during the day
    - ii. Some lanes closed at night
    - iii. March 2016 - June 2017
    - iv. JK: We don't want staging on our streets and construction workers parking on the street
  - c. Phase II, Genessee Ave Widening
    - i. Done in blocks (4)
    - ii. Day work will not impede lanes or turn lanes
  - d. Phase III, Genessee Viaduct down the middle of Genessee
    - i. 9/17 - 10/19
  - e. Phase IV, Track and System all raised above traffic
    - i. 10/19- 6/21
9. **Action Item:** Kilroy Office 9455 Towne Center Drive  
 Presenter- Jamas Gwilliam & Kim Elliott, Vice Presidents/Development  
 Kilroy Realty
- a. JK recused from this portion of the meeting and the conversation was run by MB
  - b. Review of project presented last month
  - c. Plans have been processed and process comments are signed off, working on environmental documents

- d. Review of parking garage elevation
- e. Review of trips, found property with available trips on south side of Nobel, agreement in place to purchase the property
- f. AB: What would you do with the property that you bought? A: We would not develop it, we would like it to be dedicated space.
- g. MB and RC: We would like to see a plan for the additional land
- h. Community: They found the trips but they are on Nobel and now they end up on Eastgate drive
- i. AW: Does the parcel have a name?
- j. RC: What kind of appetite does the City have for keeping this land as open space? A: (DM) It could be done as part of the community plan amendment
- k. RP: Where is the access to this parcel? A: Originally under the adjacent residential ownership, so there is no current access
- l. Community: I support this and would like to see other developers do something similar. I would like to see a motion that makes this contingent on it being dedicated
- m. AW: Would this land have to be donated to the City in order for it to be open space? A: Unsure
- n. JB: Dan, would the City have an issue with the tax ramifications? A: I think that the development potential is difficult so this is a great idea
- o. PK: What if Kilroy commits not to sell the land otherwise? MB: We would need a covenant or some type of agreement

**Motion:** Motion to approve the project with four conditions being met; Kilroy closes escrow on the 2.79 acre parcel south of Nobel Drive and East of Lucera Condominium community, that the parcel include at least 800 ADT's attached to the parcel and that they are transferred to 9455 Towne Centre Dr, that as part of the plan amendment that the land be rezoned or dedicated as open space, and that the land be dedicated through perpetuity as dedicated open space by AW and seconded by NG.

**Vote: 14 in favor, 2 recusals, and 1 abstention, motion passed.**

10. **Information Item:** 9333-9339 Genesee Ave. Increase medical office use  
 Presenter- Nancy Daniels, Project Manager, Robin Madaffer, San Diego Land Law
- a. Review of need for more medical, requesting the removal of the cap on medical space for the project
  - b. There are increased trips but they are spread out through the day
  - c. Discussion on parking options
  - d. JK: Does this include the Aventine square footage? A: It does not as it is not a dedicated medical
  - e. RP: Discussion on his perspective of the parking issues on the project
  - f. AN: How many suites do you have? A: About 50
  - g. JB: It is all about trips, where are you going to get the trips? A: No answer

11. **Action Item:** Verizon, CUP, Process 4 8775 Costa Verde Blvd.  
 Remove & replace 9 antennas and add 3 antennas, screened on the roof  
 Presenter - Monica (Last name not identified)

- a. Review of project

**Motion:** Motion to approve by MB and seconded by AN.

**Vote: Unanimous, motion passed.**

12. **Ad Hoc Committee Reports**
- a. Bicycle Safety Committee - Petr Krysl and Andy Wiese
    - i. None

- b. High Speed Rail
  - i. None
- c. Mid-Coast Trolley - Janay Kruger
  - i. None
- d. Fire Stations - Ash Nasseri      Station 50 & 56
  - i. None
- e. Costa Verde Retail - Schedule meeting March, 2016
  - i. None

**13. Old Business/New Business**

- a. AW: Presented a case for concern that the City is placing land up for sale without UCPG review or comment
- b. MB: Uncomfortable voting on this as it was not announced as an action item and added as such to the agenda
- c. Kyle Heiskala: There are some restrictions on it as it is partially in the coastal zone and there may be portions that are archaeologically protected
- d. Conversation on timing should a vote be postponed
- e. No vote

**Motion:** Motion to recommend the City postpone decision on the sale of three parcels; APN#'s 340-030-44,340-080-55&62 until it has received feedback from the UCPG.

**Vote: No Vote**

**14. Adjournment**

- a. Time: 10:14

Submitted by Kristopher J. Kopensky, UCPG Secretary