

UNIVERSITY COMMUNITY PLANNING GROUP  
Meeting Minutes  
SCRIPPS OFFICE BUILDING  
10010 Campus Pointe Dr., 1st floor  
6 PM March 8, 2016

**ELECTIONS FROM 5-8 P.M. IN THE LOBBY!!**

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 Nasser (AN), Rebecca Robinson (RR), Donna Andonian (DA), Roger Cavanaugh (RC), Alice Buck (AB), Jason Moorhead (JM), Anu Delouri (AD), Petr Krysl (PK), Isabelle Kay (IK) and Dan Monroe (DM).

Directors absent: Mary McGuirk (MM), Kristopher Kopensky (KK), Ryan Perry (RP), Kristin Camper (KC).

1. **Call the Meeting to Order** - Janay Kruger, Chair
  - a. Time: 6:07 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 by PK and seconded by JM  
**Vote: Unanimous, motion passed.**
4. **Approval of Minutes - February 2016**  
**Motion:** Motion to approve by PK and seconded by NG  
**Vote: Unanimous.**
5. **Announcements Chair (JK) Letters/meetings**
  - a. SDPD Update
    - i. Report on burglary series and strong reminder to lock doors, including garage. Car theft patterns include keys left in car or in magnetic device on car. Cars without anti-theft devices are at higher risk. OnStar on vehicle recently helped locate stolen car. Burglary turned into car theft when keys were taken from inside house.
    - ii. 150 officers in northern division. Resources are good and quality of police officers is outstanding.
    - iii. March 26<sup>th</sup> will have new officers joining, however, would like staffing to be higher.
    - iv. Appreciation by citizens noted.
  - b. Community Planners Committee (CPC) Meeting
    - i. JK reported on CPC Meeting
      1. Overview given on Vernal Pool Habitat Conservation Plan
      2. SANDAG new ballot measure to add half-cent sales tax increase for new road projects and infrastructure improvements.
      3. Our agenda was pulled off due to time limitations.
  - c. SD Half Marathon scheduled for December 18, 2016.
  - d. Elections going on and at 8:00 pm BR will announcement results.
  - e. Candidates:

R1C resident	Nancy Groves, Glen Martin, Lou Rodolico
R2C resident	Isabelle Kay
R3-C resident	Alice Buck
B1-C business	Nan Madden, Montessori Academy
B2-C business	Kris Kopensky, The Irvine Company
B3-C business	Jason Moorhead, Alexandria Real Estate

- f. Because of resignation B3-B Ross Caulum running, Scripps Health, 2 years left to finish Bruce Rainey's term. Thank you Bruce!!!
- 6. Updates:**
- a. **UCSD** - Anu Delouri (Removed)
  - b. **SANDAG** - Later in the meeting
  - c. **City Traffic Department** - TBA
  - d. **Membership Report** - John Bassler - Voting in progress
  - e. **Councilperson Sherri Lightner** - Kyle Heiskala
    - i. City passed Urban Agricultural Incentive Zones Act.
    - ii. Illness coverage to lifeguards agreed upon.
    - iii. Volunteer positions available on various City Boards and Commissions.
    - iv. Kyle can be reached at kheiskala@sandiego.gov
    - v. Commendation and recognition given to Bruce Rainey for service provided to UCPG.
    - vi. Question asked regarding air pollution and landfill odor.  
Answer: Reviewed what has changed in last 2 years that could lead to change in odor. Current site of land fill is getting higher. Tests are being done to determine what is causing it. Noted to continue to email and report on issue to City so they are able to better track locations of odor.
    - vii. Question asked regarding blue recycle cans and additional services.  
Option noted of availability to purchase additional blue recycle cans.
  - f. **Supervisor Dave Roberts** - Janie Hoover
    - i. Reported on Getting to Zero initiative to advance HIV prevention and treatment and other initiatives.
  - g. **Senator Marty Block** - Sarah Fields
  - h. **Assemblywoman Toni Atkins** - Deanna Spain - Absent
  - i. **52nd Congressman Scott Peters** - Hugo Carmona
    - i. Volunteers available to help with free income tax services.
    - ii. Visited Flint, Michigan and worked on approval to improve water quality.
    - iii. Congressional Art Competition – Poway to Coronado. Wining art will be hung in US Capitol.
    - iv. Question: How are we keeping our water clean in SD?  
Answer: Will look into that.
  - j. **MCAS Miramar** Juan Lias/ K. Camper - Absent
  - k. **Planning Department** - Dan Monroe
    - i. Status reviewed regarding Amendment to Community Plan and Transportation.
    - ii. February 19, 2016 survey comments received and report will be available in regard to walking, driving, transit and bicycles.
    - iii. Draft Environmental document expected to be available this summer and will be provided for review.
    - iv. Update on traffic impact study will be available around the time of the draft EIR.
- 7. Public Comment:** Non-Agenda Items 3 minutes per speaker
- a. **Project Manager for Costa Verde Revitalization Project.**
    - i. Ready to present plan to City within next 2 weeks to start EIR process.
    - ii. Will take 4 years.
    - iii. Center has a lot of deferred maintenance that will be addressed.
    - iv. Will be here next month and the following month.
    - v. Subcommittee options discussed and proposal made to meet in April.
    - vi. Recommended walk through project.
    - vii. Suggestion made to have meeting in Costa Verde.
    - viii. 14 people volunteered to be on subcommittee.
    - ix. JK will check on board room availability.
    - x. Benefits noted on meeting near Costa Verde to be able to review location.
  - b. **Barbara Bry** – Candidate for SD District 1 City Council
    - i. Noted voters will hear a lot of diverse views.
    - ii. Relayed background regarding business and local activities.

- iii. Campaign office near Sprouts on Governor Drive.
- iv. Only candidate endorsed by Sierra Club.
- v. Barbarabry.com

**c. Kyle Heiskala** - Candidate for SD District 1 City Council

- i. Member of UCPG for 3 years and for past 6 years has lived, worked and attended school in the area.
- ii. Relayed background regarding work at City Hall, multiple projects worked on, such as UCSD fire station, lack of affordable housing and transportation.
- iii. Interested in climate change solutions, plastic bag ban, zero waste goals.
- iv. Kyleheiskala.com

**8. Information Item:** Westfield UTC Update/Schedule

**Presenter:** John Alderson, Development/Westfield

- a. In process of building new Forum Hall and expansion of mall. 15 acres of land – continues as structure coming out of ground. Described Nordstrom store
- b. On schedule and on budget
- c. Opening date will be October 12, 2017.
- d. Project benefitted by input of committee members and subcommittee members.
- e. New restaurant tenants include 7, answering ability to dine outside.
- f. Leasing commitments discussed.
- g. Bus center reviewed noting 40% built and buses coming end of November 2016.
- h. Will plant more trees than had before.
- i. Old Nordstrom will be torn down.
- j. Residential use of land near Goodyear is being explored.
- k. Residential units are 300 approved, but may be less.
- l. Pedestrian bridge will come down and crossing will be able to be accomplished on trolley bridge which will include elevators on each side.
- m. Confirmed that a hotel is not included in the project.
- n. Parking structure with 2000 spaces will be available on November 23, 2016.
- o. Parking will be paid parking in the long run, however, there will be validations for gym, theater, shopping to protect parking from be poached.
- p. Question asked regarding the height of residential structure. Response: Not known yet. It can go as high as 290 feet. Will come back for subcommittee discussion.
- q. There will be 240 spaces for trolley parking riders with SANDAG. This was part of negotiations to be able to get a permit. Westfield meets with SANDAG and MTS almost every week.
- r. City stated no money will be available for public art. Westfield will be providing art and some purchases have been made.
- s. Invited people to come down to see construction.
- t. Question asked if there is a model available. Response: Yes, in John Alderson's office and there is a digital version near the fountain.

**9. Action Item:** Fire Station 50 Site Plan/Elevations

**Presenter:** Elif Cetin, City of San Diego Public Works Architects and Landscape Architects

- a. Elif Cetin introduced Deputy Fire Chief, Civil Engineer and Consultant.
- b. Capital improvement department.
- c. Asking for approval of Fire Station design.
- d. Action to get approval on elevation and landscaping details.
- e. Last time here came to discuss approach of fire station. Presented, had comments, met with subcommittee, walked site, worked close together to develop plan.
- f. Site review – corner of Shoreline Drive and Nobel. Surrounded by natural landscape and trying to keep footprint as small as possible.
- g. Approach to building discussed.
- h. Landscape – preserving as much around station with California native plants.
- i. Rather than square up to road, areas left as open as possible so that it will appear to be in a setting rather than simply landscaping around it. Will be as discrete as possible, yet cover day-to-day functions.

- j. Landscape intent is to use native plants at corner with organized appearance along street front. Gives way to more random planting. Retention basins noted and planting randomly.
  - k. At corner can see a lot of trees. Will work towards tree landscape with opening that identifies fire station with address viewable.
  - l. Brush management discussed and ornamentals that are irrigated.
  - m. Reduction in fuel load discussed that have been planted. Primarily that is non-native vegetation, so they will be removing invasive species and reducing invasive species.
  - n. Photos of plants shown, describing various plants that are not formal.
  - o. Trees will consist of live Oaks and Iron Woods.
  - p. Station to be 12,000 sq. ft. It was noted that the average is 10,000 sq. ft.
  - q. Question asked as to how many people will stay in the building. Response: Start with 4, with ability to expand, e.g., 2 additional people.
  - r. Potential challenges getting in and out were discussed along with warning signal at intersection near driveway on Nobel.
  - s. Curve will allow cars to go West and East.
  - t. Parking noted outside with ability to keep foot print down.
  - u. Building design reviewed with three bay entrance.
  - v. Floor will exist between trucks and top floor with living areas consisting of bedrooms, bathrooms, dining area and kitchen.
  - w. Trying to nestle building into hillside to look shorter.
  - x. Elevations shown from outside that face canyon.
  - y. Views were shown from different angles. Noted parking area lowered and will have plants around it to buffer view.
  - z. View shown from Nobel and facing West from corner of Shoreline.
  - aa. JK noted subcommittee approved design. Formally has been submitted to City and everyone within 300 feet have been given notice. JK personally spoke to 2 of them and invited them to meeting and they were satisfied.
  - bb. Question: Like design. For general parking looks like they have to climb up into gate as well as fire engines. Is that typical? Answer: That has been a challenge and kept to what was possible and within the realm.
  - cc. Question: Is there a precedence of engines backing in. Answer: Design is a drive through. Also noted grade does not require review.
  - dd. Question: Are there streetlights? Answer: Yes, at the intersection of Nobel and Shoreline, but not extended out. Are you asking if there is adequate street lighting? There is one already there that will not be removed. It is not showing on rendering so it would not block view of building on the rendering for review purposes.
  - ee. Questions: Think lovely design and like native plants. When will it be up and running? Answer: Once approval from committee, hope to complete next step to be able to advertise. Draft environmental - Completion: Winter 2017/18.
  - ff. Question: Beautiful design. Is this designed to serve south UC? Answer: Yes, it is designed to serve the entire area. Engine companies have geographic boundaries; however, if available will fill in nearby area.
  - gg. Question: Who established study location? Answer: Have been working on this for a number of years. Would like good response time. Taking this away would not add one in south UC. Focus today is to approve the design.
- Motion: Motion by PK to recommend approval and seconded by MB.**
- hh. AW commented lighting will stay as is and this was confirmed.
  - ii. Will remove invasive plants and they will be replaced. Will remove fuel load and not replace and leave native plants cut down low.
  - jj. Acknowledgement made that this was tough issue due to location, but have to commend work done to minimize impact and non-native plant removal.
  - kk. Question: In regard to light spill, shielded lights are not always fully shielded. Answer: This will be looked at while completing design and input is welcome on this topic. Note that this is part of the MHPA.

- II. Question: Where are we on the boundary line adjustment? Answer: Mitigation would be kept within the area.

**Vote: Unanimous**

**10. Information Item:** Update of Process of the UCSD Masterplan for 2030

**Presenter:** Robert Clossin and Anu Delouri, UCSD Planning

- a. Long Range development plan – horizon year 2021.
- b. AD introduced UCSD colleagues.
- c. Robert Clossin – Project Manager.
- d. Long range plan overview: what it is, what it isn't, process, timelines, where headed.
- e. Policy issues, community relations and public affairs discussed.
- f. UCSD relayed description of business to educate, graduates, employment opportunities, 2.4 billion dollars contributed to economy and additional initiatives.
- g. San Diego developing a biotech hub in the mesa and world.
- h. 30,000 employed locally.
- i. 3,000 innovations.
- j. Health System.
- k. 4.3 billion in total revenue.
- l. Strategic Plan relayed to 5 pillars.
- m. Students able to address global challenges.
- n. Research
- o. Dots shown on map representing over 2500 programs throughout the community.
- p. Noted long range development plan, general land use plan and capacity study to look at building.
- q. 15 – 20 year view.
- r. Noted 1963 developed plan and 2004 revised plan.
- s. 2004 is not the same as how they are growing today. Recognize that growth can take different forms and analyzing how they can grow.
- t. Focus is how and where to grow and move growth forward, not about particular projects.
- u. La Jolla Campus, University Center, East Campus, Preuss School on 1152 acres.
- v. Family staff housing in La Jolla Del Sol discussed.
- w. Campus has grown and do have framework.
- x. 1989 Master Plan study is philosophical.
- y. Main focus is recognizing the campus' unique setting, coast and groves.
- z. Identify 5 planning principles.
  - i. University Center
    1. Build out with urban core and student facilities.
    2. 1200 acres.
  - ii. 6 colleges, distinct but cohesive.
  - iii. Academic corridors – locating buildings so that they relate to each other.
  - iv. Connections are important – landscape from urban design perspective.
    1. Urban loop road.
  - v. Park – 300 acres designated as park. (Grove – Eucalyptus trees, ecological reserve (nat catchers, coastal sage) wetlands. Maintain moving forward.
- aa. Plan has flexibility and will remain basically the same.
- bb. Long range plan horizon year is 2021.
- cc. LRDP update will go out to 2025.
- dd. Tables from LRDP reviewed. Will look at population (researcher, staff, student) – Visitor and how they relate.
- ee. Noted essence of what LRDP will look at and getting close to what numbers will be.
- ff. Almost 30,000 students projected.
- gg. Staff population did not grow.
- hh. Gross square footage close.
- ii. Housing – 50% goal to have students living on campus. Under 50% - housing will be a key initiative.
- jj. Why updating?
  - i. New population growth.

- ii. Climate Action Plan to identify metrics.
- iii. Align long range plan with strategic plan.
- iv. Manage campus growth.
- v. Understand regional transportation projects and will factor in light rail transit.
- kk.** Program level environment impact report.
  - i. Mitigation measure.
  - ii. Transportation and traffic impacts.
  - iii. Campus wide historical study.
  - iv. Mid-modern century.
  - v. Aesthetics.
  - vi. Climate change.
  - vii. Water supply.
  - viii. Population and housing.
- ll.** Initiative given.
  - i. Add 10,000 CA undergrads for all UC.
  - ii. UCSD will take number of those over the next 3 years.
  - iii. Housing being asked to add to ensure growing student population has sufficient and affordable housing.
  - iv. Two proposed housing sites.
    - 1. 800 – 1,000 graduate beds.
    - 2. 2,000 beds – western side near Muir College.
- mm.** Guiding principles – will evolve over time.
- nn.** Aligning with Strategic Plan.
- oo.** Celebrate the remarkable location.
- pp.** Expand on established planning principles.
- qq.** More mixed use – low density targeted.
- rr.** Living – learning being targeted to live, stay and be active.
- ss.** Smart growth and minimize impact of growth.
- tt.** AD – What is UCPG goal here?.
- uu.** Community work group from various groups, Dan Monroe, City Planning.
  - i. UCPG 2 with 1 backup.
  - ii. Still in stages of forming group.
  - iii. Social Media, web site.
  - iv. Outreach groups, La Jolla Rotary, neighbors, business stakeholders.
  - v. SANDAG, City, elected officials.
- vv.** RC – Where we are at today?
- ww.** A lot of baseline analysis.
- xx.** Academic plan.
- yy.** Population numbers.
- zz.** To be completed this spring.
  - i. Start to write plan, look at graphics – basis for EIR.
- aaa.** Summer - draft development plan.
- bbb.** Fall – EIR.
- ccc.** Summer 2017 EIR circulated for public review.
- ddd.** Completed summer of 2018 – for Regents to approve EIR and long range plan.
- eee.** Comment: I live on Villa La Jolla Drive, always looked at UCSD as good neighbor. Suggest/request that UCSD work with neighbors and take active role in what you can do to assist community. Bike, traffic. Ask that you open scope and maintain area around campus. Possibly things UCSD could do as the Goliath, so that the community around you can sustain growth and feel that is not being run down.
- fff.** UCSD – We hear from students that it is dangerous to ride bikes.
- ggg.** Coastal Bike Trail is supposed to be going north on Gillman (hopefully the option to be picked) and will help to meet the traffic need. Neighboring streets are turned into parking lots and there is not enough parking available.
- hhh.** Question: I saw an interesting article re Qualcomm site. If you keep expanding the campus and we lose quality of life, it seems that sub-sites would be helpful. Answer: Do

not know if Qualcomm site would be substantive. Looking at Downtown and trolley benefits. Housing students on campus is a focus point and trying to bring in University Extension.

**iii.** Comment: In regard to traffic, parking, circulation, request that you come back and brief us on your progress.

**jjj.** Question: Had opportunity to listen to presentation on campus regarding technological advances of conserving water and energy, air conditioning condensing, optimize energy and water. Hope to get opportunity to have a tour to be able to pass along information.  
Answer: Would always be happy to give a tour. Sustainability Tour might be a possibility.

**kkk.** Comment: Housing people on campus is not enough because UCSD has no amenities on campus and students are trapped in a desert and the only way of dealing with that is going out to the community. Answer: That is why we are looking at building amenities.

**lll.** Noted that Westfield Shopping Center employees students.

**mmm.** It was noted this is the start and where we are headed. Find solutions and take ideas to leadership.

**nnn.** AD to give out email and phone numbers. Will leave cards in the back.

**ooo.** Comment: Last presentation that UCSD made noted that a lot of graduate students do not have amenities. Answer: Amenities will be part of the mesa graduate project. Housing knows when students are up based on facilities such as Wi-Fi.

**11. Action Item:** Council Action to sell 5 Excess Properties

- 42 acres North Terminus of Campus Point Drive, 4 acres developable.
- \$4,070,000 Sales Proceeds, capital outlay fund and a portion for police.
- Purposes in accordance with Ordinance 0-12685.
- 3.182 acres, Torrey Pines Science Park, 3050 Callan. \$1,870,000.
- Sales proceeds, capital outlay fund.
- Two other parcels 10.32 acres in Mira Mesa and .68 acres in Maple Canyon, multi-family residential Union Street residence for HIV patients. May be historical. \$2,470,000. One parcel in Logan Heights, former library.

- a.** Jobs, scientific research going up rather than out is the direction we need to take. For future would like this direction.
- b.** Noted aging community plan and would like to see this.
- c.** JK – On the other side, the City wants to sell \$4,000,070.
- d.** Whoever bought it would develop 4 acres.
- e.** MHPA can develop up to 25%.
- f.** Second parcel, 3.8 acres \$1,870,000.
- g.** City owns ADTs.
- h.** MB agrees with AW, noting why should we give 4 acres when land is used for species to travel back and forth?
- i.** NG: Reiterated that vote was 12-3 to dedicate to open space. Noted that developing on top it affects run off, etc.
- j.** MB: Noted developing land that is already developed.
- k.** AB: Asked about committee meeting. People spoke and was moved to full council with provision that Sherri Lightner could exercise her prerogative for this to be removed from the list.
- l.** CW: I think you need to have the opportunity to view the land and the views are incredible and is such a small area and should remain as is.
- m.** IK: Open space is originally set out to protect endangered species, however the 25% take of this remaining land assumes that the City is setting aside open space for human use. These lands were supposed be to protect species. The MHPA already has human use. If you put development on the top of a hill it will degrade the MHPA and cut into green infrastructure. Would like to set it aside in perpetuity.
- n.** PK: Campus wants to preserve open space by renovating current development up and not out. Can understand why the City wants to gain money for community fund.
- o.** RC: Was impressed by quality of dialog. Everything is not always clear. I think it speaks to the way we frame things and monetize things that are not easy. We have gotten to the point where we are looking at climate and ecological disaster. Look at long term

benefits of this community that we are trying to protect. Additional jobs and buildings on Campus Point looks like urban sprawl. If you walk that land, you can feel the integrity of the land and the green belts around it. Not just the beauty, but the wildlife and nature. Support this resolution and hope that we do not make anyone good or bad based on how they stand on it. Taking stand for nature and long term view is part of the responsibility. Let's work together.

**Motion:** UCPG Recommends that the City remove from consideration for sale the three parcels at the north terminus of Campus Pointe Drive (APN's 340-030-44, 340-080-55&62), totaling 42 acres.

The UCPG reiterates its support for preserving the entirety of these parcels (the full 42 acres) as Open Space.

The UCPG recommends that the future conservation of the parcels be fully evaluated as part of the Community Plan Update. Motion made by AW and seconded by CW.

**Vote: 3 Abstaining, 12 Yes, 0 No**

**12. Information Item:** Mid-Coast Trolley Update

Presenter: John Haggerty, SANDAG

Terry Martin, Mid Coast Construction

**13. Announce Election Results – BR**

- R1C – Nancy groves
- R2C – Isabelle Kay
- R3C – Alice Buck
- B1C – Nan Maden
- B2C – Kris Kopensky
- B3C – Jason Moorehead
- B3B – Ross

Thanks given to BR for all his work on the elections.

**14. Ad Hoc Committee Reports**

Bicycle Safety Committee Peter Krysl and Andy Wiese

High Speed Rail – subcommittee in April

Costa Verde Retail Schedule Sub-Committee Meeting

**15. Old Business/New Business**

**16. Adjourn – 9:15 PM**

Next Meeting	May 10, 2016
	June 14, 2016
	July 12, 2016
	August NO Meeting