

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
SCRIPPS OFFICE BUILDING
10010 Campus Pointe Dr., 1st floor
6 PM May 10, 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 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), Mary McGuirk (MM), Ryan Perry (RP), Kristin Camper (KC), Ross Caulum (RC) and Dan Monroe (DM).

Directors absent: Kristopher Kopensky (KK).

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 MB and seconded by NG.
Vote: Unanimous, motion passed.
4. **Approval of Minutes - March 8, 2016**
Motion: Motion to approve by DA and seconded by AB.
Vote: 16 in favor, 1 abstention, motion passed.
5. **Announcements Chair (JK) Letters/meetings**
 - a. SDPD Update.
 - i. Last weekend for Sun Festival only had one call.
 - ii. Neighborhood oversized vehicle ordinance to go through full council for passing.
 - iii. Northern Division crime issues noted.
 - b. Draft EIR.
 - i. City is finishing traffic study.
 - ii. EIR draft is expected to go out June 10th.
 - iii. 45 days to do public review.
 - c. Traffic briefing to be included at 6/14/16 meeting.
 - d. Asphalt paving schedule.
 - i. Paving schedule reviewed noting 30 streets in UC that are going to be paved.
 - e. Costa Verde Update.
 - i. Application has been filed with the City of San Diego for a Process 5, University Community Plan Amendment, Costa Verde Specific Plan Amendment and Amendment to Planned Commercial Development Permit No. 90-1109 to add approximately 125,000 sq. ft. of commercial & retail space, a 200 room, nine-story, hotel and designate a future phase of 120 multi-family residential units located at the northwest corner of Nobel Drive and Genesee Avenue.
 - f. Appoint Subcommittee for Community Plan Circulation EIR Review and Letter.
 - i. Discussion ensued noting circulation element and expectation of focus on plan.
 - ii. Park Master Plan for UC last done in 1956.
 - iii. Subcommittee will need to get together to review EIR focus points.
 - iv. AW to head subcommittee.
 - g. FBA Meeting
 - i. Discussion re communication, FBA update and input needed.
 - ii. DM noted that financing plan is not going through comprehensive update.
 - iii. JK relayed a summary as to where money has been spent.
 - iv. DM will get additional information.
 - v. Noted that Planning Commission, Land Use and Council meet in September.
 - vi. Meeting to be scheduled to review fees.

ELECTION OF OFFICERS:

Candidates: CHAIR JANAY KRUGER
VICE CHAIR MEAGAN BEALE
SECRETARY KRIS KOPENSKY

Nominations from the floor: No new nominations

Election and results: Unanimous approval – No opposition of Elected Officers

6. Updates:

- a. **UCSD** - Anu Delouri
 - i. Community Advisory Group – UCSD will work with Community Advisory groups in UC and La Jolla and will have 2 representatives from each group with alternates from each group.
 - ii. Single graduate housing building in Mesa Housing Complex status update given.
 - iii. Jacobs Medical Center will open this fall with Grand Opening on September 24th.
 - b. **SANDAG** - Later in the meeting
 - c. **City Traffic Department** – Later in the meeting
 - d. **Membership Report** - John Bassler
 - i. Review of registration rules.
 - e. **Councilperson Sherri Lightner** - Kyle Heiskala
 - i. Update on status of budget review process at City of San Diego.
 - 1. Made through department reviews.
 - 2. Public meeting on 5/16 in the evening re budget.
 - 3. Budget hearing on 5/19.
 - ii. Openings on Boards or Commissions.
 - iii. Council President working on City Charter amendments to cleanup language to make the charter more simple and easy to understand.
 - f. **Supervisor Dave Roberts** - Janie Hoover
 - i. Absent
 - g. **Senator Marty Block** - Sarah Fields
 - i. Absent
 - h. **Assemblywoman Toni Atkins** - Deanna Spain
 - i. Absent
 - i. **52nd Congressman Scott Peters** - Hugo Carmona
 - i. Absent
 - j. **MCAS Miramar** - Juan Lias/ K. Camper
 - i. Discussed blue and white plane picking up cargo.
 - ii. Update on enforcement efforts of mountain bikers, noting it has been very effective and vegetation at VA Cemetery and East Miramar is growing back.
 - k. **Planning Department** - Dan Monroe
 - i. Relayed above.
- 7. Public Comment:** Non-Agenda Items 3 minutes per speaker
- a. Re-wild northeast corner of Mission Bay and public workshop. Part of Mission Bay Park Master Plan and Campland area returning to wetlands.
 - b. Barbara Bry – Reviewed qualifications and proposals re upcoming election.
 - c. Kyle Heiskala – Reviewed qualifications and proposals re upcoming election.
 - d. Louis Rodolico – Reviewed qualifications and proposals re upcoming election.
- 8. Information Item:** UCSD Fire Station Update **CANCELLED**
Presenter: Council President Sherrie Lightner
- 9. Information Item:** Mid-Coast Trolley - Video Showing locations
Presenter: John Haggerty, Project Manager, SANDAG
- a. It was noted that community has been having trouble understanding alignment and where crossing goes up and goes down.
 - b. John Haggerty introduced Frank Sweeney and David Hicks.
 - c. Slides shown of project map.

- d. Identified that trolley expansion starts at Old Town, traveling north in railroad corridor with various stops. At Gillman and La Jolla Colony will go under street. Crosses over freeway to La Jolla Village Square site with station and parking. Will stay aerial crossing I5. Working on bridge to go over Gillman Dr. and I5. At Regents and Genesee will be aerial again. Westfield is last stop.
 - e. Expect to start heavy construction at the end of the year that will take 56 months to complete.
 - f. Have already started utility construction.
 - g. Noted that they have had a lot of workshops in the community for input.
 - h. Most of the work will be done during the day with some night work at UTC.
 - i. Staging at Nobel in La Jolla Village Shopping Center.
 - j. Road widening of various degrees up to 7 feet on each side of Genesee will need to be done to accommodate columns where trolley will be suspended 30 feet in the air and they are in the process of buying right of way rights.
 - k. Bike lanes will be included to City standards.
 - l. Will have Gillman Dr. Bridge in place and then demolish Voight bridge and rebuild.
 - m. Noise wall was discussed.
 - n. Transnet is poised to go ahead, design nearly complete.
 - o. For additional information go to: Keepsandiegomoving.com
- 10. Action Item:** Action Item: Spectrum 3 & 4, PTS 422478
Presenter: Chris Clement, Director, Construction & Development, Alexandria Real Estate Equities, Inc.
- a. Developer for life sciences committed to neighborhoods and life science in SD.
 - b. Reviewed location on slides.
 - c. Existing building 156,000 sq. ft. combined of the two buildings.
 - d. Floor space is insufficient for current needs.
 - e. Buildings are islands with no underground parking.
 - f. Pointed out retention basins, etc. that need to be modernized.
 - g. Energy inefficient.
 - h. Replace buildings A and B.
 - i. Development density reviewed.
 - j. Parking increase of 158 spaces.
 - k. Increasing planting areas with drought tolerant and native species.
 - l. Improve pedestrian amenities and parking with campus feel.
 - m. Encourage alternative transportation forms with bike facility and walkways.
 - n. Direct connection to patio with outdoor site amenities rather than current walking distance to picnic table.
 - o. Building rendering identified lots of glass and light.
 - p. Shared learning lab will be available to students within the community.
 - q. Noted view from amenity area of glass and solar canopies that track with the sun.
 - r. Underground is one continuous parking area.
 - s. Bike 101 program available to encourage employees to learn how to ride to work.
 - t. Transportation initiatives will be monitored.
 - u. Storm water design highlighted as educational feature in how it runs alongside path and into the basin.
 - v. Landscape design will increase green space with drought tolerant plants and maintain Torrey Pines.
 - w. Vertex representative spoke about Vertex accomplishments, 100-150 employee expected growth, use of electric bikes, active intern program and educational options.
 - x. Current and anticipated number of trips were discussed and noted that traffic study has been approved.
 - y. Q: If something of concern is noted in final report do you agree to come back? A: Yes.
 - z. Noted adding 50,000 sq. ft. in development and not asking for any more trips.
 - aa. It was noted that some areas are not included in trip area sq. ft. (e.g., stairwells, etc.)
 - bb. Reviewed list of transportation incentives for reducing trips.

- cc. Q: If Vertex leaves town, how do we know that implementation measures are being implemented? A: Permit conditions carryover to new tenants.
- dd. Q: As the TDM program is required as part of the permit, is the target based on traffic count? A: Yes.
- ee. Permit is conditioned to meet target with mitigation measure.
- ff. Q: Are policy and parameters the same as others in the past year? A: Yes.
- gg. There are 203 additional trips after take out of areas such as stairwells.
- hh. Community Plan identifies ability to use approved TDM.
- ii. Person from Biocom spoke in support of Vercom and hopes planning group will support it.

Motion: Move to approve project with mitigating conditions that are in the permit. TDM monitoring will be for five years and if property is sold, TDM monitoring will start again for another five years. None of the plants to be invasive and will minimize potential for bird strikes.

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

11. Action Item: The Scripps Research Institute Expansion PTS 424480

Presenter: Jon Ohlson, Architect

- a. Amending to accommodate expansion.
- b. Relayed existing site of neuro parking lot.
- c. 204 feet entitled that was never realized.
- d. Proposing to develop to 192,000 sq. ft.
- e. Showed map of parking lots and proposed location.
- f. Going to extend the plaza, eliminating traffic on site by using tunnel to get to parking structure.
- g. Showed enhanced parking structure with green screens.
- h. Rendering shown of view from Genesee avenue as gateway going into the mesa.
- i. Drawing showing properties used by Scripps Institute.
- j. Various views shown of entrance to parking that is out of site versus surface parking.
- k. Q: Is building less than entitled to? A: Yes, fully entitled.
- l. Q: How high is parking structure? A: 20 – 40 ft. (40 ft. is maximum allowed)
- m. Project is Leed Silver.
- n. View from road including plants and trees (Torrey Pines) was described.

Motion: Move to recommend approval by PK and seconded by NM and RR.

Vote: Unanimous approval, motion passed.

12. Information Item: Westfield Residential SCR

Presenter: John Alderson, Vice President/Development Westfield

- a. Review of next phase of development at UTC.
- b. Planned residential building discussed.
 - i. Location to be on 1.4 acres at the corner of Nobel and Genesee where Goodyear Tire sits today.
 - ii. 22 story building with 300 units that will face east and west.
 - iii. Parking will be under the structure.
 - iv. Over parked so does not spill out to street or stores.
 - v. Will be rental apartments and not condominiums.
 - vi. Inspiration for amenities is retain resort environment.
 - vii. Discussion on green open space for these units and the trail from mall to Town Center Dr.
 - viii. Code requirements will be reviewed.
 - ix. Construction will probably start beginning of next year.
 - x. 10% of units have to be affordable housing.
- c. Landscape discussion.
 - i. Jacaranda trees with no invasive species.
 - ii. Mesa remains with park with pedestrian access to get up hill to residential building.
 - iii. Landscape slides shown.
- d. Westfield will maintain the ownership of the park and looking at ways to make it better.

- e. Noted that with and without the bridge or widening of Genesee was reviewed and met all traffic requirements.
- f. Will get package in June and City takes 30 days to make comments.
- g. Majority of units would be studios and one bedrooms with a minimum number of 3 bedroom units.
- h. Subcommittee Meeting to be held in July.

13. Ad Hoc Committee Reports

Bicycle Safety Committee Peter Krysl and Andy Wiese

High Speed Rail – subcommittee in April

Costa Verde Retail Schedule - received plans – subcommittee meeting in June

14. Old Business/New Business

15. Adjourn – 9:40

Next Meeting: June 14, 2016 Traffic Update for Draft EIR
 July 12, 2016
 August, 2016 To be decided, if meeting
 September 13, 2016
 October 11, 2016
 November 8, 2016
 December, 2016 No Meeting