

UNIVERSITY COMMUNITY PLANNING GROUP  
SCRIPPS OFFICE BUILDING  
Meeting Minutes  
April 11, 2017

**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), Isabelle Kay (IK), Ash Nasser (AN), Rebecca Robinson (RR), Kristopher Kopensky (KK), Donna Andonian (DA), Roger Cavanaugh (RC), Alice Buck (AB), Ross Caulum (RCu), Jason Moorhead (JM), Kristin Camper (KC), Petr Krysl (PK), Dan Monroe (DM), and Katie Hosch (KH).**

**Directors absent: Ryan Perry (RP) and Anu Delouri (AD).**

1. Call the Meeting to Order - Janay Kruger, Chair
  - a. Time: 1804
2. Pledge of Allegiance followed by Moment of Silence
3. Agenda: Call for additions/deletions:
  - a. No changesMotion: To approve by DA and seconded by CW  
**Vote: Unanimous, motion passed**
4. Approval of Minutes: March, 2017
  - a. No ChangesMotion: To approve by MB and seconded by DA  
**Vote: Unanimous, 2 abstentions, motion passed**
5. Announcements - Chair Letters/meetings  
Motion: Motion to seat Katie Hosch as the UCSD student representative by JK and seconded by PK.  
**Vote: Unanimous, motion passed.**
6. SDPD Update
  - a. Review of vehicle break in at 24 hour fitness
  - b. Reminder on safety tips for vehicle break ins
  - c. Conversation on homeless encampments
  - d. BR: Question on rollover accident. A: It was an alcohol related accident with major injuries
  - e. IK: Question on police helicopter activity and suggestion to use an app versus helicopters. A: For longer duration items, nextdoor, news and others are alerted
7. More announcements from Chair - JK
  - a. Station 50 negative declaration is out for review
  - b. Application for another cell tower, T-Mobile at Via Sonoma, received several calls on it already
8. UCSD - Anu Delouri - absent

9. SANDAG - Frank Oswainy - absent
10. Membership Report - John Bassler
  - a. Thank you to RC for support at last month's elections
  - b. Review of membership and election policies
11. Councilperson Barbara Bry - Bridger Langfur
  - a. Review of budget
  - b. Town Hall dates are in available bulletin
  - c. Reviewed a program that allows new neighborhood watch groups a free neighborhood watch sign
12. Senator Toni Atkins - Chevelle Tate
  - a. Introduction
  - b. Senator appointed to rules, transportation, health, water quality committees
  - c. Review of new gas tax
13. 52nd Congressman Scott Peters - Brian Elliot - Absent
14. MCAS Miramar - K. Camper
  - a. Hiking trail opening on Miramar soon, website for more information on acquiring permit
  - b. Available for questions
15. Planning Department - Dan Monroe
  - a. No report, available for questions
16. Public Comment: Non-Agenda Items 3 minutes per speaker
  - a. None
17. Election of Officers:
  - a. Call for nominations from the floor
    - i. None
  - b. Nominations discussed at previous meeting
    - i. Chair Janay Kruger
    - ii. Vice Chair Meagan Beale
    - iii. Secretary Kris KopenskyMotion: Motion to approve all three nominations by PK and seconded by IK  
**Vote: Unanimous, motion passed.**
18. Action Item: Campus Pointe 10290 & 10300 Campus Pointe Dr.  
Presenter: Michael Barbera, Alexandria, Neil Hyytenin, Attorney
  - a. Process 5, CPA, EIR, Design Guidelines
  - b. Add 318,383 SF multi-tenant Office Building and Add a 2 story 10,000 sf, Micro Brewery, dining area not open to the public
  - c. 6 story parking structure, soccer field and reconfiguration of main blvd.
  - d. 2909 parking spaces, TDM program
  - e. Vacate a portion of drainage easement
  - f. Conversation on ARE offer to City for use (\$4M) with open space or escrow account for UCPG use (\$3.5M)
  - g. Conversation on TDM program

- h. KC:Question on retail use? A: This will be an light manufacturing building that will also serve food and beverage (micro brewery)
- i. Conversation on use of amenity space and shared concerns about Airport Authority approval
- j. AW: Review of subcommittee conversations, meetings, and recommendations
- k. JK: Noting that she was not present for the vote at the subcommittee meeting and would have voted against. RC alerted the secretary after the meeting that he also was not part of the subcommittee approval of this recommendation and would like it reflected in the minutes

Motion: To approve the Campus Pointe project , including the proposed Community Plan Amendment with the following conditions:

1. That the City of San Diego commit to preserve and dedicate as permanent Open Space the 42 acres of city-owned lands located at the north end of Campus Pointe Drive (comprised of APNs 340-030-40; 340-080-55; 340-080-62) and adjacent to the Campus Pointe project site, and that ARE commit to support and advocate for this objective with the City through its final achievement
2. That, as a community benefit, ARE deposit \$3.5M in an escrow account controlled by the UCPG or the City of San Diego for the following purposes: acquisitions, restoration, and/or dedication of Open Space parkland in the UC Planning area. Up to \$500K may be used for improvement of population-based/developed parkis in the UC Planning area
3. That ARE maintain permanent public access to the adjacent 42 acre city-owned open space parcels and include not less than 12 free public parking spaces (and bicycle parking area) adjacent to these parcels
4. That ARE register a permanent no building restriction or easement covering that full portion of the Campus Pointe Drive property north of CP1 and adjacent to the neighboring 42 acre open space parcel
5. That ARE reduce height of the proposed new building CP3 to a 10 story/5 story height configuration
6. That ARE monitor their TDM for 10 years

In addition to this motion a strong recommendation of the following

1. That parking be reduced from the proposed 2.74/1,000 sqft to 2.5/1,000 sqft or lower. Given the project's requirement to significantly reduce traffic trips via TDM program, parking should not be needed, and therefore be reduced
2. TDM Program:
  - That monitoring of the TDM program's effectiveness, including traffic counts, be permanent rather than ending after five years of occupancy
  - That the monitoring of reports be made public
  - That additional measures be added annually until the goal is met

- That the TDM program, including permanent monitoring, be a condition for future owners of the project site or any portion of the site
3. That the plant palette be revised to
- Substitute native plant species for as many of the proposed non-native plant species as feasible
  - Delete Liquidambar, Pittosporum, Acacia, and Mexican Feather Grass, and any other species deemed of concern for invasion of native habitats by the California Exotic Pest Plant Council, California Native Plant Society, City of San Diego, County of San Diego, or knowledgeable biologist

4. We encourage Alexandria's to seek additional ways to incorporate into all their Campus Point buildings strategies outlined in the Bird-Friendly Design Guide by the American Bird Conservancy

5. Alexandria update the final SEIR to include underline and strikethrough changes reflecting the permit conditions agreed to in the comments section of SEIR. These should include commitments to strengthening the TDM plan, rideshare options, and paying full cost of the re-stripping and removal of parking on the east side of Campus Pointe Drive, including an additional northbound lane and the preservation of bicycle lanes the whole length of Campus Pointe Drive

6. That the final configuration of Campus Pointe Drive after re-stripping and the addition of a new northbound lane must include dedicated bicycle lanes running the length of Campus Pointe Drive

Motion to approve subcommittee motion by IK and seconded by AB.

**Vote: (after additional conversation below) 11 for, 2 against, 2 abstentions, and 1 recusal, motion passed.**

- l. Additional comments:
- m. Director board conversation on use of "gift" from ARE
  - n. Community: Expressed concern for precedent that is being set by extracting a fee from a developer. Will the next developer look to pay to get their projects approved?
  - o. Community: Review of history of negotiation and proponent of the need to fund open space
  - p. AW: Adding condition number 6 to require 10 years of TDM monitoring (added in motion above)
19. Information Item: Research by Residents of Renaissance Project Presentation and Powerpoint on Antennae
- a. Presentation of concerns with electromagnetic radiation
  - b. Conversation for and against concerns with cell sites
20. Action Item: Sprint Antennas, Doyle Park Pts 473394 Expansion of existing facilities  
Presenter: Meagan Murphy, Sprint
- a. Presentation of project
  - b. Doyle park is a more desired location than residential and schools

- c. Review of FCC requirements and regulation
- d. AW: Is it possible that the guidelines regarding not using school sites is due to health concerns? A: Can not say for sure
- e. Conversation after motion regarding whether or not we should ask Sprint to find another area

Motion: To disapprove the request and have Sprint find a fall back location by RC and seconded by AN.

**Vote: 7 in favor and 5 against, 5 abstentions, motion passed.**

21. Information Item: UCSD Expansion 2030 Plan

Presenter: Nancy Groves

- a. Pushed to June

22. Ad Hoc Committee Reports

- a. Fire Station 50 - Ash Nasseri
  - i. None
- b. Bicycle Safety - Peter Krysl, Andy Wiese
  - i. None
- c. High Speed Rail
  - i. None
- d. Costa Verde
  - i. Meeting was held 4/5 regarding EIR alternatives.

23. Old/New Business

- a. JK canceling May meeting

24. Adjournment

- a. Time: 9:49 PM











