

UNIVERSITY COMMUNITY PLANNING GROUP  
Meeting Minutes  
10010 Campus Pointe Dr., 1<sup>st</sup> floor  
June 13, 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), Anu Delouri (AD), Ryan Perry (RP) and Katie Hosch (KH).

Directors absent: None.

1. Call the Meeting to Order- Janay Kruger, Chair
  - a. Time: 1812
2. Pledge of Allegiance followed by Moment of Silence
3. Agenda: Call for additions/deletions: Adoption
  - a. Eliminate item 9 and Barbara Bry will not be in attendance

**Motion:** Motion to approve as amended by MB and NM.  
**Vote: Unanimous, motion passed.**
4. Approval of Minutes: April, 2017
  - a. No changes

**Motion:** Motion to approve as presented by KK seconded by DA  
**Vote: 16 in favor, 2 abstentions motion passed.**
5. Announcements - Chair Letters/meetings
  - a. Review of City microsite approvals
  - b. Application by raised by wolves, they mix cocktails and unique drinks
6. MCAS - COL. JASON WOODWORTH
  - a. Review of Miramar needs and mission
  - b. IK: Comment on alarms being set off by Jet noise
  - c. Community: Question regarding noise from larger aircraft. A: Explanation
  - d. Community: Question on safety preparations for incoming new aircraft and means for the community to weigh in on safety concerns and preparations. A: Conversation on F-35
7. SDPD - LT. DAN GRUBB
  - a. Review of April 30th active shooter incident at Garden Communities on Judicial
8. UCSD - Anu Delouri
  - a. Monthly update available

- b. Review of current projects
- 9. SANDAG - Frank Oswainy
  - a. Update on construction progress
  - b. Concerns from community and Director Board regarding construction issues, removed trees, bike safety, and various reports of unsightly construction areas along Genesee
- 10. Membership Report - John Bassler
  - a. Membership forms available
  - b. Review of process to become member and to run for board appointments
- 11. Councilperson Barbara Bry - Bridger Langfur
  - a. Motion for special election was denied
  - b. Governor Dr. safety improvements reviewed including 3-second safety timer to increase pedestrian safety
  - c. RR: Concern on exiting during active shooter incident
- 12. Senator Toni Atkins - Chevelle Tate
  - a. Updates from the state reviewed and newsletter available
  - b. Prop 47 savings will be reinvested to the communities, City of SD and County will receive \$6M for use in assisting transient population
  - c. Update on single payer healthcare bill
  - d. State budget must be passed by Thursday midnight, progress is looking positive
- 13. 52<sup>nd</sup> Congressman Scott Peters - Brian Elliot
  - a. Absent
- 14. MCAS Miramar - K. Camper
  - a. No report as Colonel gave report
- 15. Planning Department - Dan Monroe
  - i. Present but no comment
- 16. Public Comment: Non-Agenda Items 3 minutes per speaker
  - a. AN: Comment on property for sale. Conversation on organizing the community to purchase the property
  - b. AW: Continued conversation on the property
- 17. Action Item: SCR Process 2 Seritage (Sears Redevelopment) Redevelop & add 34,000 sf PTS 542135  
 Presenter: Kacy Keys, Senior Vice President
  - a. Sears store is closing
  - b. Proposal to modernize project into two buildings that will flow with Westfield
  - c. Adding 34K rsf, falls under Westfield master plan permit
  - d. Autocenter will be converted, prospects are food service or market
  - e. Convert to three levels, possible health club
  - f. IK: Request for more people space and plantscape
  - g. JB: Can you review parking? Are you adding parking? A: Satisfy both parking for Westfield and City, parking decks being built will

accommodate, not adding spaces as part of this project.

h. JM: Why Didn't you provide a statement of support from Westfield?

A: We can do that.

i. JB: Concern that project was not brought to UCPG sooner for more feedback similar to Westfield and Regency

j. Questions on grocery market, shopping carts, and parking

k. PK: Added attention to pedestrian and bicycle access to amendment, MB approved amendment to motion

**Motion:** Motion to approve as presented with addition of special attention to be paid to pedestrian and bicycle access by MB and seconded by NM.

**Vote: 11 in favor, 4 opposed, 3 abstentions**

18. Action Item: CUP T-Mobile Process 3 Public ROW Coastal Area PTS 533991

Presenter: Richard Dail

a. Review of request

b. No changes requested, submitted application to extend public ROW

c. RC: Discussion on concern with cell safety and would like T-Mobile to consider other sites. A: Relocation is not an option due to need for coverage

**Motion:** Motion to approve as presented by PK and seconded by NM.

**Vote: 16 in favor, 2 opposed, motion passed.**

19. Action Item: La Jolla Canyon Apartments PTS 531065, Trolley is taking land. Ht. deviation

a. Previously approved project that now can not be built due to impact of SANDAG project

b. Review of project and additional height of project

c. JM: I do not have an issue with height, it sounds like your densification along the main travel corridor is a positive thing

d. RP: Question on height restriction in this area. A: Discussion of history of height restriction and need required due to trolley project

e. RP: Has Garden Communities settled with SANDAG? A: No

f. RP: This will set a precedent for future developers in the area

g. AW: Feels that this isn't setting a precedent as this is a special case request brought on by SANDAG

**Motion:** Motion to approve the deviation by PK and seconded by JM

**Vote: Unanimous, motion passed.**

20. Information item: Genesee Highlands, SDP Process 3 PTS 529610, redo existing pathway in City Open Space

Presenter: REC Engineers

a. Genesee Highlands HOA settled with the city on unpermitted trail

b. Settlement requires making the trail meet permitting requirements by City or restoration

c. PK: No benefit to anyone as he can see. There is already an access way

d. NG: Does not want to set a precedent that it is OK to bulldoze a

- trail and then ask for permission later, it is not necessary
- e. MB: Not sure if there is anyone from the HOA present but I do not understand why they want to do this? A: There is not a representative from the HOA present
- f. MB: I do not see why a retaining wall should be added into this natural area
- g. MB: Don't think they care that much if they are not here
- h. RP: Curious on history, is it a vehicle path or walking path? A: Do not know history
- i. JK: I think it would be more expensive to build the wall
- j. RC: Concern that HOA needs to consider maintenance of retaining wall
- k. Community: Mirroring concerns already discussed and concerned for the HOA members
- l. AB: As an attorney, this will add a liability to the HOA in perpetuity
- m. JK: Recommend that a representative from the HOA return and note feedback from planning group

21. Action Item: Podium 93 Initiation of Community Plan, Alexandria  
9363-9393 Towne Center Dr. Addition of 468,000sf, transfer ADT's, CIP List to submit to the City of San Diego for consideration

Presenter: Neil Hyytinen, Attorney

- a. Transfer trips from City owned open space to Podium 93 site
- b. Increase density from 138k rsf to 606k rsf
- c. Asking for initiation at this time to allow future development details
- d. RP: What is the mechanism to transfer the trips? A: The trips are owned by City and ARE. Not planning to buy trips as they have rights to them based on previous lawsuit
- e. JB: Could the open space be developed? A: It would be very difficult
- f. AW: I would be disappointed if the trips were not available down the road, can you confirm that you have those available? A: We have confirmed that they are available, the mechanism and conversation with the City is not finalized at this stage
- g. JB: Concerned you are asking for 3 times the density in a congested area
- h. JK: DM, should we give our recommendation on things we want studied? A: Yes
- i. RP: Doesn't that come later? JK: No, we can add considerations now, such as traffic
- j. RC: What is the timeline? A: Review of timeline
- k. JB: Is that all the trips on the 26 acres? A: Yes but there are additional acreage in the City owned area
- l. JB: Do we vote with recommendations or add recommendations after?
- m. RP: We can review stipulations to the motion

- n. JK: Height shouldn't be taller than Wells Fargo Building
- o. AW: Don't think we should set a height
- p. JK: We need a subcommittee
- q. Community, would like City to move their site that the trips are being removed from to Rose Canyon Open Space Park and should limit parking at the Podium 93 site due to its proximity to mass transit
- r. JK: Add to motion a Traffic study, parking study, require the project scale to be compatible to surrounding area, reduced parking alternative, adding the subarea 37 to the Rose Canyon Park and Open Space, and look at reducing trip demand

**Motion:** Motion to approve as presented by RP and seconded by AB, amended to include a Traffic study, parking study, compatible to surrounding area, reduced parking alternative, add and dedicate subarea 37 to the Rose Canyon Park and Open Space, and look at reducing trip demand and possibly moving to other sites.

**Vote: 14 in favor, 1 abstention, 1 recusal, motion passed.**

22. CIP List to submit to the City of San Diego for consideration

- a. JK: Review of CIP list
- b. Community: Various comments on sidewalk and lighting concerns

**Motion:** Motion to approve with addition of sidewalk and lighting updates by AB and seconded NG.

**Vote: 15 in favor, 1 abstention, motion passed**

23. Information Item: City Pure Water Project Phase One, Public Imp.

Presenter: Brent Eidson, City of San Diego Water Dept.

- a. Review of project
- b. Planning group members and community voiced concern for adding additional construction impact to neighborhoods in UC considering all work going on at this time. Request consideration of using SDGE right of way

24. 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.

25. Old/New Business

- a. None

26. Adjournment

- a. Time 2218









