

UNIVERSITY COMMUNITY PLANNING GROUP  
SCRIPPS OFFICE BUILDING  
Meeting Minutes  
November 14, 2017

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice Chair), Andrew Wiese (AW), John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Ash Nasser (AN), Roger Cavanaugh (RC), Ross Caulum (RCu), Jason Moorhead (JM), Alice Buck (ABu), Isabelle Kay (IK), Dan Monroe (DM), Anu Delouri (AD). Nancy Groves (NG), Rebecca Robinson (RR), Donna Andonian (DA), Alison Barton (AB) and Ryan Perry (RP).

Directors absent: Kristopher Kopensky (KK), Kristin Camper (KC) and Katie Hosch (KH).

1. Call the Meeting to Order - Janay Kruger, Chair
  - a. Time: 6:11 pm
2. Pledge of Allegiance followed by Moment of Silence
3. Updates:
  - a. Costa Verde Redevelopment Project.
    - i. Anticipate draft EIR will be out by next month.
    - ii. Project involves adding more retail to site, hotel, and improved circulation design.
    - iii. Traffic briefing not ready for subcommittee to meet until review of alternatives has been completed.
    - iv. Question: When is end of comment period?  
Answer: 45 days from when it comes out.
    - v. Question: Why is housing taken off the table?  
Answer: Community has pushed back on amount of housing at that site. Felt that 120 units would not make dent in housing area issue.
    - vi. Full presentation will be available for January meeting.
  - b. Westfield UTC renovation by Ryan Perry
    - i. Opened first phase on 10/12 that landed 40 years to the day that UTC was originally opened.
    - ii. Grand opening of Nordstrom held on 10/12.
    - iii. Relayed additional shopping and upcoming retailer additions.
    - iv. Transit Center opened, all buses are off the street, working with MTS and have a lot of good feedback from transit riders.
    - v. Wells Fargo relocated to new building on 11/4.
    - vi. Celebrating Winter Nights on 12/2-12/16. Live music will be available on 12/2, 12/9 and 12/16 and will include Vanessa Carlton on 12/2.
    - vii. Email questions to Ryan Perry at [rperry@westfield.com](mailto:rperry@westfield.com)

- viii. Question: Night work hours – how late?  
Answer: Working with SANDAG and City on night work hours with start after UTC closes at 10:00 pm. Looking at projects and might have some construction starting at usual night start time at 9:00 pm.
- ix. Question: What is happening with Sears?  
Answer: Sears will probably file for bankruptcy after 1<sup>st</sup> of the year. Shareholders own building and intend to remodel so it blends with shopping center.
- x. Question: Will Corner Bakery stay?  
Answer: Yes.
- xi. Question: What kind of communication tower is near crane? Are there any microwave antennas?  
Answer: Will look into it, but does not think there are microwaves.
- xii. Question: What parking garage challenges have you had to address?  
Answer: Restriped and took out some islands. Although parking guidance system is not fully functional yet, it is getting better overall.
- xiii. Question: Are you going to number spaces?  
Answer: No. Identifiers are on columns and have found that some people take pictures to help find car later.
- xiv. Question: When will Nobel turn lane be completed?  
Answer: Would like to have done by end of year, but not sure yet.
- xv. Comment and thank you given on improvements made that are impressive and adds to community.
- xvi. Noted that there are some widening of sidewalks in progress that were previously approved in 2008.
- xvii. If anyone has struggles or comments to share, please contact Ryan Perry at [rperry@westfield.com](mailto:rperry@westfield.com).

4. Agenda: Call for additions/deletions: Adoption

**Motion:** Motion to approve by AB and seconded by PK.

**Vote: Unanimous, motion passed.**

5. Approval of Minutes: October 10, 2017

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

**Vote: Unanimous; 1 abstention, motion passed.**

6. Announcements – Chair/Letters/Meetings

- a. SDPD - Not in attendance.
- b. Future projects, Spectrum 3 and 4, Podium 93, UCSD, 13 acre site, North Torrey Pines Living and Learning Neighborhood 700,000 sf residential (2000 beds), 123,438 Residential support and retail, 244,835 academic uses, 22,727 sf admin, 564,602 parking (1230 spaces).
- c. SDGE will be closing La Jolla Drive in December for construction.
- d. Upcoming Costa Verde subcommittee meeting cancelled.
- e. No UCPG meeting in December.

- f. UCPG January 2018 meeting location moving to 4225 Executive Square, Suite 150, La Jolla, CA 92037.
- 7. Updates (continued)
  - a. UCSD - Anu Delouri
    - i. Three very large projects coming. Monthly updates available.
      - 1. Fire Station.
        - a. Working with City and Barbara Bry helped move project along.
        - b. Design and build is being evaluated, site will not change, sq footage will be approximately the same.
        - c. JK would like to see presentation on this.
      - 2. Voigt Parking Garage.
        - a. Document circulated for public review last month identifying 840 space parking structure with location north of Geisel.
      - 3. North Torrey Pines Living Learning Facility.
        - a. 2000 Bed, 1200 parking, academic building.
        - b. Draft EIR open for public review.
        - c. Hearing scheduled for 6:00 pm on 11/29.
    - ii. Question: Is there a way for water sheds and quality to be reviewed?  
Answer: EIR is expected to be out late spring. Will check on this.
    - iii. Question: One of access roads closed?  
Answer: Temporarily closed and Miramar has opened.
    - iv. Reviewed past presentations given and open house that was held in May.
    - v. Some UCPG members attend UCSD Advisory meetings and offer was made to report back to the group.
    - vi. NG to give briefing at end of meeting on 3 projects.
    - vii. Discussion ensued regarding review of plans and briefings.
  - b. SANDAG - Terry Martin, MCTC
    - Updates on Trolley construction.
      - i. Three major milestones:
        - 1. Drilling of foundation for viaduct - plans to start in January.
        - 2. Plans for after holidays to widen Esplanade and Nobel northbound and right turn on City property on Nobel and Genesee.
        - 3. UCSD viaduct construction between now and the end of the year near East Campus Station. All columns are complete in this area. Starting foundations on stretch near whole foods. Gilman bridge – 2 arch pours will require closure of freeway that will close one side at a time at night. Will need to coordinate with other projects.
      - ii. Question: When will tunnel start?  
Answer: February planned – after wall is finished.
      - iii. Question: What type of closures will there be for tunnel work?  
Answer: One lane in and one lane out with night work.

- iv. Question: Is there an aerial photo of area available?  
Answer: Yes, will bring to January meeting.
- v. Noted that shiftsandiego.com has additional information.
- vi. Discussion ensued on quality of plantings, establishment of growth and who is responsible.
- vii. Bike concerns noted on pathways that have disappeared.
- c. Membership Report - John Bassler
  - i. Elections coming in March for open seats.
  - ii. Candidate documented attendance required by February.
  - iii. Applications available on table in the back of the room.
- d. Councilperson Barbara Bry - Bridger Langfur
  - i. Councilperson Barbara Bry will be available on Wednesday, 11/29<sup>th</sup> for office hours and people can rsvp time.
  - ii. Traffic update given.
  - iii. Sewer maintenance in Rose Canyon scheduled to be done with no environmental impacts (repair to sewer line).
- e. Senator Toni Atkins - Chevelle Tate
  - i. No attendance
- f. 52nd Congressman Scott Peters
  - i. No attendance
- g. MCAS Miramar - K. Camper
  - i. Absent
- h. Planning Department - Dan Monroe
  - i. No Report
- 8. Public comment:
  - a. Shift – signed up to get road closures and other information 797979 – Next Door noted.
  - b. Appreciation given to UCPG on environmental focus. Noted Pure Water San Diego and encouraged continuation to conserve.
  - c. Commendation given to Pure Water San Diego and would like to see continued conservation.
  - d. Discussion on assisted living designated options in south UC.
- 9. Action Item: The Sporting Club, PTS 527398  
PDP, Tentative Parcel Map  
Presenter: Tomas Romero presenting for John Leppert, Leppert Engineering
  - a. Submitted a year ago and suggestion was to do a PDP.
  - b. Map discussed identifying that they do not have street frontage.
  - c. Parcel map with deviation to street frontage reviewed.
  - d. Will take one lot and make it two.
  - e. Location: La Jolla Village Dr. and Lebon.
  - f. Change needed for financing.
  - g. Is site built to full limit? Yes.
  - h. Sporting Club does not touch street and PDP would allow that.

- i. Would deviation allow grant of further development? Yes, but they would have to come back and request that.
- j. Parcel lines reviewed on aerial drawings.

**Motion:** Motion to approve change by MB and seconded by PK.

**Vote: 13 in favor, 1 against, 2 abstentions, motion Passed.**

10. Action Item: Illumina Campus Expansion

CPA, SDP, PDP, Design Guidelines, Transfer 987 trips

Presenter: Neil Hytenen, Attorney

- a. IK gave subcommittee report noting that:
  - i. The UCPG ad hoc subcommittee on Alexandria developments met with representatives of Alexandria Real Estate on November 7, 2017 regarding additional development of the Illumina Campus at the corner of Judicial and Nobel Drive.
  - ii. Following a presentation and discussion, an executive session of the subcommittee was held to draw up recommendations in line with what had been agreed among the parties in the public session.
- b. Discussion ensued regarding the preliminary recommendations in regard to approval of the design guidelines and questions were asked by the UCPG to Illumina representatives for further clarification relating to areas such as:
  - i. Capping height to 7 stories or related feet height specification.
  - ii. Request to have design guidelines modified to identify 7 story (or feet specification) limit instead of current 10 story limit that is noted on pages 9 and 15 of the design guidelines.
  - iii. External signage concerns noting that City's sign regulations allow neon and backlit signs.
  - iv. Additional trees.
  - v. Parking ratios.
- c. An initial motion was discussed but not voted on and upon further discussion, the UCPG final recommendations were identified as outlined in the substitute motion below.

**Motion:** Substitute Motion by AW and seconded by RC that UCPG recommend approval of the Design Guidelines with the following conditions that are to be submitted in a letter to the City:

The UCPG ad hoc subcommittee on Alexandria developments met with representatives of Alexandria Real Estate on November 7, 2017 regarding additional development of the Illumina Campus at the corner of Judicial and Nobel Drives.

On the recommendation of the subcommittee the UCPG recommends approval of the design guidelines with the following conditions:

- 1) that the proposed B7 building not exceed 7 stories, with a maximum height of 130 feet above ground level; changes to reflect this should be made to all the pages describing the building elevations and floor plans, p. A-003-3 showing the site plan, and any other applicable pages.
- 2) that the parking ratio not exceed 3.5 parking spaces per 1000 sf of new developed space; changes to reflect this should be made to the table on p.9 of the design guidelines, and any other applicable pages.
- 3) that the city requires a Process 2 for any Substantial Conformance Review — i.e. that a permit condition will be that the UCPG can review any new guidelines or substantive changes.
- 4) that exterior sign guidelines are included in the publicly available design book and that they will be reviewed by the UCPG through a neighborhood use permit application.

**Vote: 8 in favor, 6 against, 2 abstentions, Chair does not vote;  
Motion passed.**

11. Action Item: Pure Water EIR Review

UCPG Letter to the City of San Diego, Water Dept.

Sub-Committee, 10 members, Proposed Letter

- a. Subcommittee members include Alice Buck, Vick Soffer, Margaret Gregory, Barry Bernstein, David Cox, Tamara Milic, Catherine Spangler and Merle Langston, Katie Rodolico.
- b. Sub-committee met and KR drafted letter that needs to be in on Monday.
- c. City is proposing:
  - i. Trenching public roads within UC community to put in:
    1. 48 inch raw sewage pipe pumped under pressure.
    2. 30 inch brine pipe.
- d. City needs to reduce amount of sewage pumped out of Pt Loma plant.
- e. Construction to start in 2019.
- f. Path of pipeline is the issue.
- g. Several proposals were made at last meeting such as:
  - i. Miramar land location.
  - ii. Go underground of SDG&E easement in a tunnel underground.
- h. Document from City noted review of alternatives and determined they would cost more.
- i. Issues and concerns identified with current plan running through residential streets and busy intersections:

- i. Potential for future spills.
- ii. Construction noise.
  - 1. It was noted that Environment Impact Report identified noise but did not identify it as important.
- iii. Construction will affect UCHS and other schools in the area for approximately 4 months.
- iv. Hazard at Governor and Genesee intersection where there are 3 gas stations.
- v. Governor and Genesee intersection construction causing extensive traffic delays, especially during rush hour.
- vi. Disruption tunneling under Rose Canyon.
- vii. Running through versus across Rose Canyon.
  - 1. Disruption to habitat.
  - 2. Potential train vibration effects on underground pipes.
- viii. Unknown location of vents and possible long term odor.
- ix. Unknown long term spill and health hazards.
- x. Earthquakes.
- j. 1700 page EIR and 1100 page study were reviewed.
- k. Question: Where was decision made to run pipes through UTC community streets?  
Answer: Scoping meeting.
- l. Question: What documentation compares alternatives to decision made?  
Answer: Unknown.
- m. Previously was noted that alternative down I-805 was not studied because SDG&E or SANDAG would not agree to sharing right of way and they were concerned about maintenance.
- n. AW noted studies done "from" the treatment plant, but not "to" the treatment plant.
- o. AN: Has this been done anywhere else?
  - i. Dubai?
- p. JK: Needs to go CALTRANS to determine easement availability.
- q. JK: Email Barbara Bry.

**Motion:** Motion by AW and seconded by RC to accept committee letter with removal of three alternatives on page two of the letter that include:

- The Morena Pipeline to follow the proposed path from the DEIR up to Clairemont Drive and Clairemont Mesa Blvd – then along the Regents Corridor, tunnel under the railroad tracks, then up to Executive Drive and over to the pump station. This removes the disruption to Genesee and to the residents along Town Center Drive and Nobel.
- The Morena Pipeline to follow proposed path from the Morena Pump station – but continue along Genesee to Executive Drive before turning

east. This removes the disruption along Town Center Drive and portions of Nobel, but does not address many of the concerns presented below.

- The Morena Pipeline to head north along Morena Blvd along and the midcoast trolley corridor. It would turn east and follow the Rose Canyon Sewer Trunk easement to Miramar.

With addition of the new alternative on page one that includes:

- The Morena Pipeline follows the path laid out in the DEIR from the Morena Pump station through Clairemont to Clairemont Mesa Blvd and Genesee Ave. It would then head east on Clairemont Mesa Blvd to I-805, tunnel under I-805, head north on Hickman Field Dr., tunnel under SR52 to the LFG pipeline easement and follow LFG pipeline easement to the Pure Water Plant.

**Vote: 16 in favor, 0 against, 0 abstentions, motion Passed.**

12. Ad Hoc Committee Reports
  - a. Bicycle Safety
  - b. Costa Verde
  - c. Mid-Coast Trolley
13. Old Business/New Business
14. Adjournment
  - a. Time: 9:40 PM

#### Upcoming Meetings:

December 2017 - No Meeting - Happy Holidays

January 9, 2018 - 4225 Executive Square, Suite 150, La Jolla, CA 92037

February 13, 2018