

UNIVERSITY COMMUNITY PLANNING GROUP

University Towne Center – Forum Hall

Executive Committee Monthly Meeting - Tuesday, September 11, 2007

Minutes ([Final](#))

Directors Present: Linda Colley (Chair), Pat Wilson (Secretary), Milt Phegley (Membership Secretary), Petr Krysl, Wendy Peveri, Charles Herzfeld, Deryl Adderson, Nan Madden, Marilyn Dupree, Sherry Jones, George Lattimer, Brian Wilson, Harry Walker, William Beck, Alice Tana, Lorraine Stein and Juan Iias.

Directors Absent: Tracie Hager and Tom Tighe (Vice-Chair)

- 1. Call Meeting to Order:** – Chair, Linda Colley at 6:05 PM.
- 2. Pledge of Allegiance followed by patriotic songs from Tuesday Night Alibi.**
- 3. Agenda Approval: Motion:** Motion to approve by George Lattimer and seconded by Brian Wilson with deletion of #9. **Motion passed unanimously. Vote: 12-0-0.**
- 4. Approval of Minutes – June and July 2007:** June tabled. Motion to approve July by Marilyn Dupree and second by Alice Tana. **Motion passed unanimously. Vote 11-0-1.** Abstention was due to absent Executive Committee member.
- 5. Announcements – Chair**
 - Mayor Sanders met for 30 minutes with representatives from community on Monte Verde to reduce project to 408 maximum. He also met with Garden Communities. Vote at City Council on Monday, 9/17 at 2 PM.

6. Reports

City Council President's Office – Madeleine Baudoin

- Nobel Library and Park opening on Wednesday, September 19 at 2 PM...

Congresswoman Susan Davis Office (53rd District) – Deanneka Goodwin

- Working on 'No Child Left Behind' and 'Reach Out and Read', HR 3289 Providing Resources Early for Kits Act of 2007.

Dan Monroe – Planning Department

- No report.

Juan H. Lias – MCAS Miramar

- Air show at Miramar October 12-14, 2007.
- New tilt rotor helicopter now on base.

Milt Phegley -- UCSD

- Reminder of UCPG applications for visitors
- UCSD classes opening 9/26 with 4,100 new freshman, total 27,000 study body. Will increase 100/year for undergrads with future increases in grad enrollment.

George Lattimer – FBA Subcommittee Chair

- Meeting with Cheryl Robinson to review current assessment rolls. Many sites don't have further development rights. FBA fees will go up rather substantially. Future meetings at JCC, 5:30 PM on 9/20, 9/25 and 10/2.

Stephen Lew – Mayor's Office

- Mayor met with community on Monte Verde, Garden Communities.

7. Public Comment: Non-Agenda Items

- Dana May: Don't have any ADT's left in plan.
- Charlie Pratt: City voting on PDC design of bridge in ordinance form on 9/17. Reasons not to approve: 1) conflict of interest per City Attorney, 2) impacts not

analyzed per CEQA, 3) City risking \$5 million for detailed design before they do EIR, and 4) Illegal EIR

- Miriam Brown: Many in favor of City Council vote for PDC and continuation of bridge.
- Scott Barnett – running for School Board, no opinion on Bridge
- Dana May: Not keen on 30,000 ADT's for UTC, should pay premium above and beyond, expedite arrival of trolley.
- Kevin Wirsing: Agree with Dana. Double density, community should get sales tax revenue.

8. Eastgate Plant Map Waiver, Project #105929 -- Lisa Merritt, Southland Engineering

SCR to PID 85-0334 subdivide an existing parcel for creation of two lots on 7.54 acre site. Site Development permit may be required upon determination of steep hillsides on-site. 2nd review Completed April 2007. Location: 5692 Eastgate Drive, north side of Eastgate Mall.

- Addressed cycle issues, including steep hillside issues, minor parking issues.
- Owners not proposing further development.

MOTION: Motion made by George Lattimer and seconded by Bill Beck to recommend to City to allow owner to subdivide property contingent on providing information on existing PID and actual development to City Planning within two weeks. **Motion passed. Vote: 13-0-0.**

9. Reconsideration – Proposal to install two-hour time limit Parking -- Cancelled

10. UC Villages – Community update – Loretta Spano

- Owners cancelled meetings, never addressed concerns.
- Not following CUP, sewer permits, 3-story limit, but only 2-story in CUP
- Need senior friendly community for 55 and older.
- UCPG trying to facilitate meeting with community,

11. UC High Proposed Project – Leslie Anderson, Centurion Foundation and UCHG Principal, Milt Price

- Update on project including multi-phasing of Athletic Fields.
- Phase 1: artificial turf, multi-use field, synthetic track surface, sports field lighting (football in fall, track in spring).
- Phase 2: 200' natural grass softball field w/skinned infield, natural grass multi-purpose field, new parking area, sports field lighting.
- Phase 3: Natural grass baseball field, natural grass multi-purpose field, new parking, sports field light and rest rooms.
- Total project cost: \$8.5 million.
- Request UCPG and City Council approval to add UCHS field renovation project into FBA at 35% funding as joint project with City and UCHS.
- Concept approved by San Diego City Schools with matching funds from District (\$400,000 for football field).
- Scott Peters supports project, community would use for adult baseball, tennis.
- City would become caretaker for water and maintenance.
- 35% of students from North UC.
- Will look for grant support from Qualcomm, Nike, and Padres.

MOTION: Motion made by George Lattimer and seconded by Harry Walker that UCPG recommend to City that \$3 million be added to FBA and money be expended for project at 35% for each phase. Conditions: must be joint use between School District and City, FBA used for construction only, funds must be in hand before FBA pays any money, and

FBA fixed at \$3 million maximum. Project also has to be recognized in community plan.

Motion passed unanimously. Vote: 14-0-0.

12. Westfield UTC Presentation/Update Project 2214 Jonathan Bradhurst, Greg Fitchitt and Chris Wolf

Process 5 – Proposed project: Community Plan Amendment (CPA), Rezone, Master Planned Development Permit (PDP), Site Development Permit (SDP), Vesting Tentative Map (VTM), and Sewer and Water easement vacations to permit redevelopment.

Community Plan Amendment Initiated on January 31, 2003. DEIR released August 2007. Comments to DEIR by 10/8.

- Renovation of the existing 1,061,400 square-foot UTC regional shopping center.
- In 2001 reduced scope to addition of 750,000 sf of entertainment and retail space, and 250 multi-family residential units at 392' height, and could implement a mix of land use scenarios.
- The maximum height for residential, hotel, and office uses would be limited to 325 to 390 feet above grade.
- Project proposes 7,163 parking spaces, in a mixture of structured and surface parking.
- Relocate and expand bus transit center, add trolley station.
- Westfield has acquired Macy's parcel.
- Guiding principles: sophisticated, casual, relaxed outdoor village squares, with community connections to transit, add national and international retailers; UTC attributes: retail as resort, variety of gathering places, European model fountains, seating and food courts, community connection, pedestrian network.
- Third major department store, recyclable and locally sourced building materials, 50% demolish and replace with energy efficient structures.
- \$25 million in traffic improvements, improvements at 178 local road segments including bike options and improvements at 4 freeway ramps, water and sewer improvements, reduce freshwater consumption.
- Enhancing Torrey Trail to active space upgrading to ADA.
- \$900 million investment, \$60 million annual sales and property taxes, \$9 million annual City services, \$260 million for local and regional road and transit improvements, 3,000 new jobs.
- Benefits: new larger community meeting space, state of art, revitalize ice rink and food court, more public gathering spaces, new theatre.
- Debate on transit center location between SANDAG and MTS: east on La Jolla Village Drive or underground station on Genesee.
- Next step: finalize EIR, return to UCPG and go to Planning Commission and City Council.

Comments:

Nan Madden: prefer more open space.

George Lattimer: question on Crate and Barrel approval (approved by UCPG) and setbacks, comments on ADT's.

Bill Beck: positive aspects but before expansion plan proceeds, Westfield should address other issues. One face to visitors/shoppers and another to its neighbors such as Vista La Jolla: large and noisy trash compactor before 7 AM and after 11 PM, trash and rats; road behind ice rink is not properly closed at night; metal fence surrounding day care is rusty and dangerous to children, lower area of Torrey Trail pedestrian path OK, but no lights, no trash receptacles, litter and broken bottles. Upper path totally neglected with dead trees, leaves, posing fire hazard. Westfield should resolve current problems.

Linda Colley: Like scenarios 3 and 4 without residential. Architecture should be more Spanish-styled.

Lorraine Stein: What level of LEED committed to certify. Response: Committed to certify, use reclaimed water, drought tolerant plants, drip irrigation, concerned about run off.

Marilyn Dupree: Against residential which could be filled with students.

Milt Phegley: need design guidelines to be reviewed and approved on height, bulk, and setbacks in DEIR. Need copy of Master Plan Agreement. Where did 750,000 sq ft come from? Response: economic, physical and development constraints, traffic, market driven.

Charlie Herzfeld: How many stories? One tower: N&G = 35 stories; office space abandoned.

Alice Tana: warm and friendly design is important, wants setbacks (green grass), transportation center.

Harry Walker: concern over who retail will be, such as big box, like alternative without residential, cold design.

Public comments: condo owner: keep dust down, stark design, fire problems.

Charlie Pratt: another tower right across from towers at Monte Verde plus large commercial center and concerns at holidays, commuting around area.

Alex: store clerks can't afford to live in area, stark features, and steel guiders.

Miriam Brown: UTC becomes attraction, has walkways, geometric design not welcoming.

Other: Apartments or condos, unclear. Suggest premiums on FBA fees.

Carol Pietas: Architecture cold, cumulative effects of all traffic.

Dana May: timeline if approved by city end of year. Response: first phase 10/2010 and through 2012.

ACTION: Chair appointed subcommittee to review DEIR and report back to Executive Committee at October meeting. Committee to consist of: Linda Colley as chair, Bill and Eleanor Beck, Arlene Martin, Deb Knight, Charlie Pratt, Kevin Wirsing, Lorraine Stein, Greg Fitchitt from Westfield. Westfield has no objection to extension of review period to next UCPG meeting.

13. Old/New Business

14. Adjourn – 9:45 PM

Respectfully submitted by:

Patricia A. Wilson

Patricia A. Wilson, Secretary

University Community Planning Group

Approved October 9, 2007