

# UNIVERSITY COMMUNITY PLANNING GROUP

## Notice of Executive Committee Monthly Meeting

University Towne Center – Forum Hall

6:00 p.m. Tuesday, June 10, 2008

AGENDA (FINAL) Times approximate

- 6:00
1. Call Meeting to Order – Linda Colley, Chair
  2. Pledge of Allegiance followed by Moment of Silence
  3. Agenda: Call for additions/deletions: Adoption
  4. Approval of Minutes: May 2008 Minutes
  5. Announcements - Chair
- 15 minutes
- 6:15
06. Reports:
- Councilman Scott Peters Office – Madeleine Baudoin  
53<sup>rd</sup> District – Deanneka Goodwin, Community Representative  
MCAS Miramar- Juan H. Lias  
Project Planning Update – Dan Monroe
- 15 minutes
- 6:30
07. Public Comment: Non-Agenda Items – 3 minutes per speaker  
10 minutes
- 6:40
08. **Renaissance Produce – Rachel Barnes**  
JO#43-0804; Process 3. Conditional Use Permit for off-sale beer/wine for an existing 2,468 sq.ft. market at 8935 Towne Centre Drive in the CN-1-2 Zone within the University Community Plan, Airport Influence Area, FAA Part 77, Community Plan Implementation Overlay Area A. ([www.renaissanceproduce.com](http://www.renaissanceproduce.com))
- 10 minute Presentation  
10 minutes Discussion/ACTION
- 7:00
09. **T-Mobile Scripps Garage – Mike Morganson**  
JO#43-0682; CUP to install 2 new sectors with 4 antennas per sector (8 antennas total) attached to the façade of a new parking garage structure, 1 RF cabinet to replace 1 existing cabinet with 2 remaining cabinets in an existing equipment area. Zone RS-1-14, Brush Zone w/ 300 ft. buffer, CPI (A), Parking Impact (Campus) Sensitive Biologic Resource (AIA), Part 77
- 10 minute Presentation  
10 minutes Discussion/ACTION
- 7:20
10. **University City Village Project – Shaun Schmidt, Willmark Communities**  
Informational presentation/CUP
- 15 minute Presentation  
10 minutes Discussion
- 7:45
11. **Chesnut Executive Drive – Mark Davis**  
JO#42-8948; Process 3. Planned Development Permit and Vesting Tentative Map to amend PID 86-0460 to construct a 95,609 sq.ft. commercial building with 2 commercial condominium units on a 3.36 acre site at 4570 Executive Drive in the IP-1-1-2 Zone within the University Community Plan, Airport Influence Area, FAA Part 77, Community Plan Implementation Overlay Area A.
- 10 minute UTC Presentation  
10 minutes Discussion/ACTION



# UNIVERSITY COMMUNITY PLANNING GROUP

University Towne Center – Forum Hall

Executive Committee Monthly Meeting - Tuesday, May 13, 2008

Minutes ([Final](#))

**Directors Present:** Nan Madden (Vice-Chair), Pat Wilson (Secretary), Milt Phegley (Membership Secretary), Doug Williamson, Peter Burch, Venzel Hammerschaimb, Charles Herzfeld, Petr Krysl, Marilyn Dupree, Sherry Jones, Harry Walker, Tracie Hager, Wendy Peveri, William Beck, Lorraine Stein, Alice Taner, Deryl Adderson, and Juan Ilas.

**Directors Absent:** Linda Colley (Chair) and George Lattimer.

1. **Call Meeting to Order** – Nan Madden (Vice-Chair) at 6:03 PM.
2. **Pledge of Allegiance followed by Moment of Silence.**
3. **Agenda Approval: Motion** – Motion to approve by Bill Beck and seconded by Tracie Hager. **Motion passed unanimously. Vote: 15-0-0.**
4. **Approval of April Minutes – Motion:** Motion to approve by Bill Beck and seconded by Marilyn Dupree with changes proposed by Pat Wilson. **Motion passed unanimously. Vote 15-0-0.**
5. **Announcements** – Nan Madden (Vice-Chair) – None

#### **Pat Wilson (Secretary)**

- COW training 5/17/08 for newly elected UCPG members.
- Reviewed options for making motions for projects as listed on form provided by City: Recommendation to: Approve, Approve with Conditions, Approve with Non-Bind Recommendations, No Action (need further information, split vote, lack of quorum as examples) or Continue. Form passed out to UCPG elected members. Secretary also asked that motions be made that were clear, concise, stated in positive statements, quantitative when possible, qualitative if necessary.

#### **6. Reports**

**City Council President's Office – Madeleine Baudoin** – Budget hearing on Swanson Pool at City Council on 5/19/08 at 2 PM for \$116,000 to keep open year round. Have found \$100,000 for ADA.

**Congresswoman Susan Davis Office (53<sup>rd</sup> District) – Deanneka Goodwin**

- See newsletter

**Juan Ilas, MCAS representative**

- MCAS control burns on base.

**Dan Monroe – City of San Diego Planning Staff**

New Project list prepared. Highlights:

- Salk Institute resubmitted eliminating development of South Mesa including residential quarters and day care.
- Qualcomm withdraw permit to construct additional 86,000 sq. ft. of commercial space.
- La Jolla Canyon – new project for Affordable Housing Expedite Program to construct 48 residential condos on 4.69 site with 157 existing residential condos at Genesee Avenue and Executive Drive.
- Land Use and Housing Committee meets on 5/21/08 on Miramar and Airport Authority Impacts.

**Milt Phegley – Membership Secretary** – None

#### **7. Public Comment: Non-Agenda Items**

John Evans: Running for City of San Diego School Board from University City.

Sherri Lightner: Running for City Council in District 1 (UC)

**8. UCSD Housing Update – Mark Cunningham, Director of Housing & Dining Services and Milt Phegley, UCSD Community Planning and UCPG Administration Representative**

Reviewed on campus housing, sustainability in energy and other efforts.

- On campus housing is integral part of planning to provide predictable price/stability for students, greater intellectual growth and student maturity, reduce parking demands in community, and traffic congestion.
- Goal is to provide on-campus housing for 50% of enrollment including 94% of incoming freshman and 82% of second year students. Ban on freshmen parking has been approved but not yet implemented.
- Parking, bookstore and housing are self supporting – no state aid; use 550 students as staff, 4.7 million sq. ft. in buildings, \$28 million mortgage.
- Sever projects are an eight-year period will add 5,130 new beds:
  - Phase I for 3,791: 900 in 2007, 1,016 in 2009, 1,975 in 2009.
  - Health Sciences graduate housing – 450 beds DEIR 4/30-5/29/08.

See plan at [www.commplan.ucsd.edu](http://www.commplan.ucsd.edu)

Harry Walker: How does UCSD compare with other schools for on campus housing?

Response: 34-60% in UC systems; 18% for San Diego State.

**9. University Towne Center – Project #2214 Gregg Fitchitt and Jonathon Bradhurst**

Expansion and remodel existing town center resulting in addition of 635,000 sq. ft. of commercial/retail floor area and the addition of up to 725 residential dwelling units to existing 1,061,409 sq. ft. town center on 68.43 acre property. Requires rezone and addition to University Community Plan.

Discussed history of UTC built in 1977 and expansion in 1984. Also reviewed many features of revitalization plan developed over last 7 years including:

- Water conservation and reclaimed water – not increase overall net potable water demand citywide.
- First shopping mall in US to receive LEED-ND Pilot Program approval for environmentally responsible and sustainable development.
- Residential – 390', 35-story, 250 units with 10% affordable residential units on-site; need higher towers to pay for affordable housing.
- Addresses City's jobs/housing balance and creates new jobs for San Diegans (2,000 jobs permanent jobs, 8,000 construction jobs).
- Generates substantial new tax revenues for City and provides substantial contribution to TransNet Sales Tax revenue.
- Increase economic output for regional economy.
- Expand transit opportunities for San Diego region.
- Enhance pedestrian and bike access.
- Contribute to fulfillment of the Strategic Framework's 'City of Villages' strategy.
- Expand and enhance public meeting facilities.
- Expand retail shopping opportunities for residents in Golden Triangle and throughout Northern San Diego County.
- Includes further public benefits regarding child care and recycling.
- Grand entrance at Genesee and La Jolla Village Drive, valet parking, landscaping.
- \$55.4 million infrastructure with \$30 million to be reimbursed through FBA and City.

- Various street improvements: widening of freeway ramps, turning lanes, additional 2,500 parking spaces.
- Transit Center on Genesee: 6 to 17 buses, SuperLoop.
- Significant unmitigated impacts on roadway segments, freeways.
- Improvements to public gathering spaces and ice rink, upgrade of Torrey Trails, dining options, movies, family activities

Some comments and questions from UCPG members:

Venzel Hammerschaimb: Where do shoppers come from? Response: shoppers leaving county to South Coast Plaza, pent up demand, Internet not stopping bricks and mortar stores, customers still want to see merchandise.

Bill Beck: Read statement relative to Vista La Jolla: that Westfield not being good neighbor relative to dumpster area, traffic light, condition of Torrey Trails, other issues.

Tracie Hager: If not expansion, what is alternative for Transit Center? \$8 million land from Westfield.

Nan Madden: Wouldn't new Transit Center require transit only signal; conflict between buses and cars. Response: few buses go southbound. Per MTS rep 11 bus routes for new regional routes, future of public transportation. Currently overall MTS ridership at 275,000/day.

Lorraine Stein: Construction – how sync up with transit improvements; also question on bike lanes? Response: Transit Center designed for 20-year build out – would be built first (2009-2010). Rest of project built around it. Regional mid-coastal rail or bus 2012 - 2014. Multi-phasing for retail improvements and parking structures 2012; movies and new department store – 2013. Elevated transit along Genesee south from UCSD – end of line. Bike plan as in Community Plan along Nobel.

Petr Krysl: Transit Center would not be built without expansion. All unanimously negative.

AliceTana: Glad dropped office and hotel, where is Forum Hall? Response: Near Ice rink with kitchen, multi-use 5,000 sq. ft., A/V, Internet connection.

Pat Wilson expressed George Lattimer's concerns of exceeding community plan: Response: 7-year detailed planning process, 10 traffic studies, not precedent setting.

Marilyn Dupree: bring 35-story down to 22; 17,800 ADT's when La Jolla Village Drive eastbound is backed up, choking with traffic.

Doug Williamson: Amazed at depth of project. What is construction time table?

Response: After Transit Center move, Phase I retail 2009-2012, Phase II residential 2013, then final retail.

Charley Herzfeld: Cascade of community plan amendments puts at risk university itself and health and research – highly paid jobs; increased amount of traffic; puts at risk unique quality of life.

Public testimony (where names supplied):

Carol Pietas: I-805 is parking lot, hard to merge, increase from La Jolla Commons, Monte Verde; how many more years to wait for circulation to South UC.

Kevin Wirsing: Difficult – flood gates could be opened. We have a plan – every land owner has abided by it.

Scott Barnett: Lived in area 30 years, excited by project.

Deb Knight: In 2002 scoping hearing, never accepted as far exceeds Community Plan, not sustainable, traffic dependent project, encourage denial.

Emil: Supported Westfield for 30 years, but losing shoppers to Fashion Valley.

Beautiful project; traffic coming anyway.

Jim Gleason: Hyatt Senior housing resident, anchored in community, Westfield to provide walking paths to walk to Towne Center for cultural, community and dining.

Charlie Pratt: 93% retail; CALTRANS has already underestimated traffic on freeways, ramps with construction behind 5-6 years; emissions and respiratory issues. Building more parking which equals more autos.

Jesse Knighton: Be careful of what you wish for – not recommending expansion but remodel dictated by current traffic ADT's.

Sherry Plum: Transit Center – no money and rail won't happen for 20 years, too high.

**Motions:** Motion made by Alice Tana to approve project but lower residential tower to 22 stories, add a minibus from south to UTC, and provide updates. Ms. Tana followed-up with a second request to eliminate residential. Mr. Bradhurst said he wouldn't negotiate from podium. No seconds on either motion.

**Motion:** Bill Beck recommended approval with no residential housing. No second.

Some discussion followed on what choices for motion were – whether recommendation had to be with conditions or could be denied. Dan Monroe reiterated choices on distribution form discussed earlier in Secretary's report.

**Motion:** Motion by Petr Krysl to deny approval with statements relating to various reasons for denial and seconded by Marilyn Dupree. Motion was revised to simplify and to recommend denying project as it exceeds community plan. **Motion passed. Vote: 11-3-1.** Sherry Jones recused herself from vote and discussion as she is employee of Westfield. Length of meeting on Westfield project: 3 hours 25 minutes

**10. Old/New Business: None**

**11. Adjourn – 10:25 PM.**

Respectfully submitted by:

*Patricia A. Wilson*

Patricia A. Wilson, Secretary

University Community Planning Group

Approved June 10, 2008