

UNIVERSITY COMMUNITY PLANNING GROUP

Notice of Executive Committee Monthly Meeting

University Towne Center – Forum Hall

6:00 p.m. Tuesday, May 13, 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: April 2008 Minutes
5. Announcements - Chair
15 minutes
- 6:15 06. Reports:
Councilman Scott Peters Office – Madeleine Baudoin
53rd District – Deanneka Goodwin, Community Representative
MCAS Miramar- Juan H. Lias
15 minutes
- 6:30 07. Public Comment: Non-Agenda Items – 3 minutes per speaker
10 minutes
- 6:40 08. **UCSD Housing Update – Mark Cunningham, Director of Housing & Dining Services**
10 minute Presentation
10 minutes Questions/Discussion
- 7:00 09. **University Towne Center – Project # 41-1059 – Gregg Fitchitt**
Process 5; SDP, PDP, VTM, Easement Abandon, CPA, and Rezone from CC-1-3 to CR-1-1 to expand/remodel an existing town center (PCD 83-0117).
Expansion/remodel will result in the addition of 635,000 sq. ft. of commercial/retail floor area and the addition of 725 residential dwelling units to the existing 1,061,409 sq. ft. town center on a 68.43 acre property. 4545 La Jolla Village Drive, Zoned CC-1-3, University Community Plan Area.
Council District 1
45 minute UTC Presentation
45 minutes Discussion/ACTION
- 8:45 10. **Old/New Business**
- 8:55 13. **Adjourn**

June 2008 AGENDA – **Tentative Schedule** – The Salk Institute for Biological Studies Project # 44675 – Mark Rowson, P.E.; University City Village – Informational Presentation/CUP – Shaun Schmidt; UPCG Annual Report for 2007 – Chair; Chesnut Executive Drive – Mark Davis; Project No. 151370/Sorrento Flinkote Canyon

The Executive committee meets at 6:00 p.m. on the SECOND Tuesday of EACH month at Forum Hall, UTC Westfield Shopping Center, above the Wells Fargo Bank.

The public is cordially invited, and will be given an opportunity to be heard on matters before the Executive Committee. Time is also set aside to receive public comment relating to land use issues in the UC community, which are not on the agenda, not to exceed 3 minutes each.

General membership application forms are available during the meeting and upon request from the UC Library on Governor Drive. Membership is free, but must be renewed every 4 years. Regular elections to the Executive Committee from the general membership are held annually in March.

Copies of this agenda are posted on the community bulletin board at the University City Library, 4155 Governor Drive.

For agenda information and/or scheduling, please call Chair Linda N. Colley 858-453-0435 or Email lcolley1@san.rr.com

To request an agenda in alternative format, a sign language or oral interpreter, or Assistive Listening Devices (ALDs) for the meeting, please call the City of San Diego at 619-235-5200 at least five working days prior to the meeting.

UNIVERSITY COMMUNITY PLANNING GROUP

University Towne Center – Forum Hall

Executive Committee Monthly Meeting - Tuesday, April 8, 2008

Minutes ([Final](#))

Directors Present: Linda Colley (Chair), Pat Wilson (Secretary), Milt Phegley (Membership Secretary), Doug Williamson, Peter Burch, Venzel Hammerschaimb, Charles Herzfeld, Nan Madden, Petr Krysl, Marilyn Dupree, Sherry Jones, Harry Walker, Tracie Hager, Wendy Peveri, William Beck, Lorraine Stein, Deryl Adderson, and George Lattimer.

Directors Absent: Alice Tana and Juan Lias.

1. **Call Meeting to Order** – Linda Colley (Chair), at 6:00 PM.
2. **Pledge of Allegiance followed by Moment of Silence.**
3. **Agenda Approval: Motion** – Motion to approve with changes to add Pat Wilson on Bylaws, George Lattimer on FBA and postpone Chestnut Executive Drive Project by Lorraine Stein and seconded by Pat Wilson. **Motion passed unanimously. Vote: 14-0-0.**
4. **Approval of March Minutes – Motion:** Motion to approve by Bill Beck and seconded by Nan Madden. **Motion passed. Vote 13-0-1.** Abstained due to absence.
5. **Announcements** – Linda Colley (Chair)

- EIR for UCSD San Diego Consortium of Regenerative Medicine (Burnham Institute, Salk Institute, Scripps Research and UCSD) with public comment due by 5/1/08. Area encroaches into Torrey Pines Glider Point which is a historical site. Normally UCSD provides only negative declarations. Scoping meeting at 6 PM on 4/21 at Fishman Hall, 10901 North Torrey Pines Road in La Jolla. Contact: Lewis Cauffman at 619-758-4035. Information available on http://commplan.ucsd.edu/community_planning_LRDP.htm per Milt Phegley. Glider Port lease is expiring 8/08.
Motion: Motion made by Bill Beck and seconded by Venzel Hammerschaimb to appoint Lorraine Stein as UCPG representative to Torrey Pines City Park Committee. **Motion passed unanimously. Vote: 16-0-0.**
- Notice of available MCAS Miramar draft EIR available through Airport Authorities Office at www.san.org/airport_authority. Community Workshop on Tuesday, April 29, 5:30-7:30 PM at Forum Hall.
- Pathways for the Future brochure received from SANDAG.
- Historical Board – wants to limit number of applications/year.

6. Reports

City Council President's Office – Madeleine Baudoin – No report, but presented picture of an example of signage that could be built on the Genesee median just past I-5 near Scripps Memorial Hospital to say: 'Welcome to University City'. Cost is \$13,300 which is included in District #1 funds. Any variation to the sign would cost additional funds.

Motion: Motion made by Bill Beck and seconded by Deryl Adderson to approve the sign design as presented to be placed on Genesee Avenue in media past the I-5 Interchange and near Scripps Memorial Hospital.

Motion passed. Vote: 15-1-0.

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

- Emergency medical supplies warehouse to remain in San Diego area.

- Reminder that passports required 6/1/2009 for US citizens traveling back into US from Mexico.

Mayor Jerry Saunders' Office – Linda Colley reporting for Stephen Lew

- Budget Town Hall on Monday, 4/15/08 at Nobel Recreation Center, 8810 Judicial Drive at 6:30-7:30 PM.

Pat Wilson, Chair, Bylaws Subcommittee – Bylaws Update

UCPG was advised by Senior Planner Bernie Turgeon of City Planning & Community Investment Department of two inconsistencies with the Council Policy in the bylaws which may be remedied based on two choices: 1) If inconsistencies were unintended and minor, should conform the bylaws to the policy which will result in faster administrative approval by CPCI and City Attorney's office, or 2) if intentional and necessary, the bylaws will be forwarded to the City Council for review. No date has been set for this review. The two inconsistencies are:

1. Article. V, Section 1, pg. 6 – Candidate Eligibility.

Eliminates requiring at least one documented attendance and conflicts with Council Policy Article. V, Section 1 which requires candidates attend a minimum of one meeting.

Motion: Motion made by Tracie Hager and seconded by Harry Walker to conform UCPG bylaws in Article V, Section 1, with Council Policy Article V, Section 1 which states: "In order to be a candidate in the March general election, an eligible individual of the community must have documented attendance at a minimum of one of the UCPG's last 12 meetings prior to the February regular meeting preceding the election."

Motion passed. Vote: 15-0-1.

Motion: A second motion was made by George Lattimer and seconded by Bill Beck to ask the Membership Secretary to make an announcement at each meeting of the availability of a list for potential candidates to document his/her attendance at a meeting prior to the February regularly scheduled meeting.

Motion passed. Vote: 15-0-1.

2. Article. VIII, Section 1(d), pg. 19 – Bylaw amendment.

Please correct reference to "Art. II, Sec. 2" by substituting "CP 600-24 Administrative Guidelines, Sec. 4.9. "Your process fairly mirrors the process to amend by laws found in this section."

Motion: Motion was made by Tracie Hager and seconded by Sherry Jones to correct the reference in Article VIII, Sec. 1(d) by substituting "Council Policy 600-24 Administrative Guidelines, Section 4.9", as requested, for "Article II Section 2" as currently stated.

Motion passed unanimously. Vote: 16-0-0.

George Lattimer – Chair, FBA Subcommittee – FBA Update

April 4, 2008 email from Cheryl Robinson summarized impact of conditions presented at March 11, 2008 UCPG meeting.

- \$7.7 million appropriated for Regents Road Bridge project recommended for move to FY2009 has been moved by Staff to FY2011.
- Changing funding source of Limited Roadway Changes would require Council direction, but project has a new project sheet NUC-18B.
- New project sheet NUC-18A for \$4 million improvements in Rose Canyon.
- Construction of new fire station moved from FY2013-2014 to FY2010. With no additional development or CIP construction scheduling revisions, this change alone would increase FBA by approximately 173% -- 53% more than currently proposed. Council direction would be required.
- In conformance with community plan amendment, a second fire station should be added to financial plan no later than FY 2012. With no additional development or

CIP construction scheduling revisions, would increase FBA by approximately 145% -- 25% more than currently proposed. Council direction would be required.

- Incorporating all of the conditions, assuming Council approval, would result in FBA increase of 165%.
- Cost of trips increased from \$1,170 to \$2,573 per Chair.
- Council hearing dates are June 17th (1st hearing) and July 29 (2nd hearing).

Milt Phegley – Membership Secretary – Thanked Margaret and Taylor Fillius for their volunteer work at polls and letter will be written accordingly from the UCPG to Margaret and Taylor Fillius. Also thanks to Pat Wilson for overseeing election in his absence.

7. Public Comment: Non-Agenda Items

Laura Spano, President of Tenants Association reported on continuing issues at Town Park Villas including abuse of handicapped, bingo license, Time Warner Cable problems, mail box, and tenant preferential treatment. Meeting 4/9/08 with Manager.

Carol Pietras: UCAA Candidate Forum, 5/14/08 for City Attorney candidates at University City High School, 6:30 PM.

Candidates for elected office introduced themselves:

Steve Francis – Mayor

Marshall Merrifield – City Council District 1

Sherri Lightner – City Council District 1

Shannon Mason for Phil Thalheimer – City Council District 1

Deb Knight: \$460,000 feasibility study to discharge reclaimed water into local creeks came before City Council with no prior notice to stakeholders. Meeting at Metropolitan Water Authority on 4/10, 10-12 noon.

Tracie Hager: Friends of NUC Library need volunteers for May 5, 2008 Children's Book Fair. Sponsorship by local companies, such as Westfield UTC.

8. UCPG – Executive Committee Elections – Milt Phegley and Linda Colley

Motion: Motion by Marilyn Dupree and seconded by Nan Madden to nominate Linda Colley for Chair. Motion to close nominations by Pat Wilson and seconded by Venzel Hammerschaimb. Motion to elect Linda Colley as Chair by acclamation by George Lattimer and seconded by Charley Herzfeld. **Motion passed unanimously.**

Vote: 16-0-0.

Motion: Motion by Pat Wilson and seconded by Lorraine Stein to nominate Nan Madden as Vice Chair. Motion to elect Nan Madden as Vice-Chair by acclamation by Pat Wilson and seconded by Lorraine Stein. **Motion passed unanimously.**

Vote: 16-0-0.

Motion: Motion by Lorraine Stein and seconded by Nan Madden to nominate Pat Wilson as Secretary. Motion to elect Pat Wilson as Secretary by acclamation by Tracie Hager and Charley Herzfeld. **Motion passed unanimously. Vote: 16-0-0.**

Motion: Motion made by Deryl Adderson and seconded by Sherry Jones to appoint Milt Phegley as Membership Secretary. **Motion passed unanimously. Vote: 16-0-0/**

9. City's Affordable Housing Fund, Lisa Wolf, Program Analyst

Presented Annual plan FY 2008 (7/1/07-6/30/08) which is a permanent, annually renewable source of funds to:

- Meet portion of need for housing affordable to households with very low, low, and median incomes;
- Leverage every one dollar of City funds with two dollars of non-City subsidy capital funds;
- Support Balanced Communities Policy by fostering mix of family incomes in projects assisted by Fund and to disperse affordable housing projects throughout the City;

- Preserve and maintain renter and ownership affordable housing; and,
- Encourage private sector activities that advance these goals.

Housing Trust Fund monies shall be allocated:

- At least 10% to Transitional Housing;
- At least 60% to very low-income housing (below 50% of area median income);
- No more than 20% to housing for low-income (between 50 and 80% of area median income);
- No more than 10% to median income first-time homebuyers.

Funding recommendations made in accordance with established Housing Commission Policies and require approval of specific projects.

10. North University City Library – Cynthia Shutler, Head Librarian

San Diego City-wide Children’s Book Festival being hosted by the NUC branch in May.

Website: www.sandiego.gov/public-library/news-events/bookfestival.shtml. Free event 10 AM to 4:30 PM. Parking shuttle available from local companies.

11. University Towne Center Update – Greg Fichitt and Chris Wahl

- Comments on EIR available; CD’s to be made available to UCPG members.
- Final action item to UCPG on 5/13; to Planning Commission 5/22.
- Major changes: no hotel or commercial; still needs community plan amendment.
- Greg Fichitt requested areas that should be reviewed at next meeting:

Charley Herzfeld: traffic issues (18,000 ADT’s), parking.

Linda Colley: What benefits to community: New Forum Hall, park, high school needs money.

Other: Where is tower, is it same height? Electricity and water use; Impact of Transit Center and use of FBA funds. Reasons why UTC requires changes above and beyond community plan amendment.

12. R.L. R. Carriers – Project #147250 – Bruce Steingraber, Architect

Process 3 – Site Development permit to remove a portion of commercial building and add 2,160 sq. ft. on 6.57 acre site at 8385 Miramar Mall in IL-2-1 Zone within University Community Plan, Airport Influence, FAA Part 77, and Community Plan Implementation Overlay Area B.

- Here since 1984 as Swiss Dairy with use now changed from cold storage to freight transfer (distribution) site and limiting to 50,000 sq. ft., reduction of 8,000.
- Lower than existing building – no effect on MCAS – less number of people in crash zone. -- 105 tenant occupancy down to 70.
- Dan Tanner is owner since March 2007; located behind Ford dealership.

Motion: Motion made by Harry Walker and seconded by George Lattimer to recommend approval of project providing doesn’t exceed 50,000 sq. ft. and can produce letter of approval by MCAS. **Motion passed unanimously. Vote: 15-0-0.**

13. Chestnut Executive Drive – Project #145043 – Mark Davis

Postponed by applicant.

14. Scripps Memorial Hospital CUP – Lynne Heidel and CEO Gary Fieble

Process 4 – Conditional Use Permit and Planned Development Permit to construct two 313,000 sq. ft. hospital towers and 141,400 sq. ft. office building on 39.23 acre site at 9888 Genesee Avenue in the RS-1-14 Zone within the University Community Plan, Parking Impact, Airport Influence, Community Plan Implementation Area A.

- Convert all rooms in current structure to private to accommodate equipment and patient requirements by 2013.
- Retro fit or build new space to meet seismic requirements of 2013.

- Seven-story tower plus penthouse all private rooms total of 168 beds (no new beds, but more patients occupying more beds since not limited by gender, age, type of illness).
- Office building is 5 floors – not increasing traffic.
- New central energy plant; still need water assessment.
- No new parking; developing mitigated negative declarations rather than EIR.
- FBA funds? Scripps not given an assessment lien.
- No MCAS zone; has clearance from FAA.

Question: More buildings but does that generate more traffic. Not determined.

Nan Madden: Question on in/out of campus: widening of Genesee Avenue in area and third exit lane.

Milt Phegley: I-5 widening by CalTrans and SANDAG, HOV exit at Vogt Drive, possible SuperLoop station.

Motion: Motion made by Tracie Hager and seconded by Harry Walker to table until mitigated negative declaration is out for public review and have answers on water assessments and FBA fees. **Motion passed unanimously. Vote: 14-0-0.**

15. Old/New Business: None

16. Adjourn – 9:04 PM.

Respectfully submitted by:

Patricia A. Wilson

Patricia A. Wilson, Secretary

University Community Planning Group

Approved – May 13, 2008