

UNIVERSITY COMMUNITY PLANNING GROUP

Notice of Executive Committee Monthly Meeting

University Towne Center – Forum Hall

6:00 p.m. Tuesday, October 14, 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: July 2008 Minutes
 5. Announcements - Chair
- 30 minutes
- 6:30
06. Reports:
- UCPG Membership – Representative 2-A Vacant Seat -Milt Phegley
 - Councilman Scott Peters Office – Jacob O’Neill
 - 53rd District – Deanneka Goodwin, Community Representative
 - MCAS Miramar- Juan H. Lias
 - Project Planning Update – Dan Monroe
- 15 minutes
- 6:45
07. Public Comment: **Non-Agenda Items** – 3 minutes per speaker
- 15 minutes
- 7:00
08. **Torrey Pines City Park General Development Plan Advisory Board - Chair**
- As a result of the Settlement Agreement between the Coastal Law Enforcement Action Network (CLEAN) and the City of San Diego, the parties agreed to the preparation of a General Development Plan for Torrey Pines City Park and the establishment of a Torrey Pines City Park Advisory Board to advise and provide input to City staff during the development process of the General Development Plan for Torrey Pines City Park. Tonight the UCPG Executive Committee will discuss, and nominate an Executive Committee member to fill vacant TPCP advisory board UCPG representative seat. Lorraine Stein had been selected unanimously by the UCPG but had to resign.
- 5 minutes Discussion/ACTION
- 7:05
09. **Summit Pointe Plaza – Edward Wu, CEO, CHEL Holdings, Ltd.**
- Project No. 6109 – Towne Centre Corp. Plaza/Summit Pointe Plaza (JO#400950) Site Development/Coastal Development Permits, TM, Rezone for the construction of 3 new buildings totaling 190,000 square feet with 760 parking spaces on a 22.23 acre parcel (net acreage of 10.56 acres) located at the northwest end of Towne Centre Drive within the University Community Plan area. Update to project
- 15 minute Informational
10 minutes Discussion
- 7:30
10. **FBA – Sub Committee Chair, George Lattimer**
- FY2009 North University City Public Facilities Financing Plan
- 10 minute Update
20 minutes Discussion/ACTION

- 8:00 11. **UCSD 4 Project Presentation – Milt Phelgy**
Health Sciences Graduate Housing
North Campus Housing Phase II
Revelle College Housing
Southwest Fisheries Science Center
- 35 minute Presentation/Informational
10 minutes Discussion
- 8:45 12. **Old/New Business**
- 9:00 13. **Adjourn**

November 2008 AGENDA – **Tentative Schedule** – Longs Drugs Governor Drive-David Parson; La Jolla Country Day School Update – Mark Marcus; AT&T – Genesee Avenue – Kerrigan Diehl; Composting Project – Lisa Wood; Off Street Parking Violations

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, September 9, 2008

Minutes ([Final](#))

Directors Present: Linda Colley (Chair), Nan Madden (Vice-Chair), Pat Wilson (Secretary), Milt Phegley (Membership Secretary), Doug Williamson, Venzel Hammershaimb, Charles Herzfeld, Sherry Jones, Harry Walker, Marilyn Dupree, Wendy Peveri, George Lattimer, Alice Tana, and William Beck, Deryl Adderson, and Juan Ilas.

Directors Absent: Petr Krysl, Tracie Hager, and Peter Burch.

1. **Call Meeting to Order** – Linda Colley (Chair) at 6:02 PM.
2. **Pledge of Allegiance followed by Moment of Silence.**
3. **Agenda Approval: Motion** – Motion to approve with changes to add approval of June minutes by Bill Beck and seconded by Marilyn Dupree. **Motion passed unanimously. Vote: 10- 0-0.**
4. **Approval of June Minutes – Motion:** Motion to approve by Bill Beck and seconded by Marilyn Dupree. **Motion passed unanimously. Vote 10-0- 0.**
Approval of July Minutes – Motion: Motion to approve by Pat Wilson and seconded by Sherry Jones. **Motion passed. Vote: 10- 0- 2.** Marilyn Dupree and Bill Beck abstained as were absent from the meeting.
5. **Announcements** – Linda Colley (Chair)
 - Lorraine Stein has submitted resignation for Resident 2 as of September 9, 2008. Seat to be appointed at future meeting.
 - Attended Salk Institute review at Planning Commission who approved project with no opposition. Win for community. Example of community and project applicants coming together.

6. Reports

Pat Wilson – Secretary

- Distributed approved bylaws via email but, due to size of document, many emails bounced. As requested, documents will be resent in several separate emails to: Charley Herzfeld, Doug Williamson, Venzel Hammershaimb, Marilyn Dupree, George Lattimer, Alice Tana, and Juan Lias. Contact patwilson2002@aol.com if you haven't received a copy by October meeting.

Milt Phegley – UCSD Representative

Number of environmental documents in review:

- SDC EIR 10/9/08.
- North Campus Housing Phase II with scoping period late September, hearing October 7, 2008 before next UCPG meeting at which time will be presented.
- Health Sciences Project EIR hearing October 21, 2008 with update at October UCPG meeting.
- Revelle Housing public review late September with October update at UCPG.
- Scripps Institute of Oceanography Southwest Fisheries Project EIR/EIS early October; public hearing October 15, 2008 with UCPG update at October meeting. Comments: Dale Disharoon -- requested scale model for housing. Milt Phegley indicated that Phase I is fourteen stories and Phase II is twelve stories.
George Lattimer – Court case pending that UCSD and SD State should pay into FBA; could go to State Legislature. Asked question should we add money into FBA

anticipating approval. Milt responded: not a simplistic answer to court case, will make a future presentation on subject. Needs to make an attempt to mitigate but would come back to taxpayers and landowners to pay.

Charley Herzfeld – Interested as SDSU is in District 7. Forty-five percent increase in FBA fees; developers crying. Community plans are long term, not based on economic cycles.

City Council President Scott Peters' Office – Jacob O'Neill

- LUH date postponed on UCPG FBA review.
- Judicial Drive opening waiting for traffic light.
- Genesee Avenue ribbon cutting September 18, 2008.
- Governor and Regents Road crossing – traffic study.
- New Chief of Staff, Mary Ann Pintar.

Doug Williamson and Harry Walker – Attended opening of Scripps parking garage.

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

- Newsletter distributed. Rep. Davis joined San Diego based Navy ship on humanitarian mission in New Guinea.

Juan Ilas, MCAS representative

- VA Cemetery on hold for 18 months with VA and Department of Navy to begin construction August, 2010 to 2012.
- EIS available now. (Not sure where that went.)
- Miramar Air Show October 3-5, 2008.

Dan Monroe – City of San Diego Planning Staff – Not in attendance.

Milt Phegley – Membership Secretary

- Announced availability of sign-up sheet to verify attendance at least one meeting prior to February to be eligible to run for UCPG.
- Previously four-year term, but members as of July 18, 2008 will no longer have to renew their UCPG membership as now membership for life. However, address must be kept current.

7. Public Comment: Non-Agenda Items

- **Carol Pietas:** Candidate's Forum on October 15, 2008 sponsored by UC League of Women Voters for City Council District 1: Sherry Lightner and Phil Thalheimer.
- **Sherry Lightner:** Attended meeting and asked for vote.
- **Laura Spanos:** Permit errors on UC Villages, fire last year, problems on code compliance, rats, still no bingo (Michigan senior community having same problem).
- **Pat Wilson:** North University Community Branch Library celebrating first birthday with special events all day on Saturday, September 20, 2008. Book sale all week.

8. San Diego Consortium for Regenerative Medicine (SDCRM) – Louis Coffman

Non-profit organization formed in 2006 comprising Burnham Institute for Medical Research, the Salk Institute for Biological Studies, the Scripps Research Institute, and the University of California, San Diego (Members). SDCRM's formation was initiated by scientists, encouraged by civic leadership, and catalyzed by funding opportunities made possible by California's Stem Cell Research and Cures Initiative (Prop 71).

- Independent non-profit 501©(3) organization formation was initiated by scientists, encouraged by leadership and catalyzed by Prop 71 to lead to development of 'cures, therapies, diagnostics and research tools and technologies.'
- SDCRM Board of Directors Co-Chairs: Mailin Burnham, Chairman of Burnham Institute, John Moores, Chairman, Scripps Research Institute, and Irwin Jacobs, Chairman, Salk Institute
- Other Directors include: Edward W. Holmes, MD (President), Lawrence Irving and others from these various institutions.

- Purpose to create ‘safe harbor’ labs free from federal restrictions on stem cell research, enable assembly of multi-disciplinary scientists required to advance this research, accommodate and provide means to share expensive, technologically sophisticated core facilities, promote collaborations, invent next generation of tools and instrumentation, recruit and train next generation of scientists, develop communications and outreach effort that educates public about the scientific and medical progress and aspirations.
- SDCRM proposing to build a new 135,000 gross sq. ft. building consisting of four above-ground levels and one below-ground level of research facilities. Building will be located on 7.5 acre site owned by, and will be leased for a term of 52 years from, the University of California. Located at northwest corner of North Torrey Pines and Torrey Pines Scenic Drive. Site was selected due to proximity to the SDCRM members, all of whom are located in the immediate vicinity of the site on San Diego’s Torrey Pines Mesa.
- Site includes 418 surface parking spaces; approximately 3 acres of landscaping.
- Tiered project Draft EIR can be viewed online at http://physicalplanning.ucsd.edu/pub_notice.html with public meeting September 22 1008 at Burnham Institute, 10901 N. Torrey Pines Rd., The Fisherman Auditorium, 6 PM. Public comments on DEIR by 5 PM, October 8, 2008. Final EIR, Fall 2008; Final EIR Certification November 2008. Contact Louis Coffman at 619-225-1249 or lcoffman@sdcrm.org for information on meeting. Questions on the project, contact Catherine Presmyk, 858-534-3860.
- Other milestones: CA Coastal Commission, December, 2008; Construction starts January, 2009 for 18-24 months with occupancy fall, 2010. \$43 + 30 million.
UCPG Comments:
Doug Williamson: What about ADT’s. Most people already on mesa; some incremental impact.
Charley Herzfeld: question of how project will look; great to have facility there. Building four-story building with auditorium, native vegetation (Torrey Pines), consistent with UCSD design.
Bill Beck: question on LED. Currently at LED gold and working to platinum; no solar, wouldn’t be effective per SDG&E.
Linda Colley: Most protect Glider Port. No affect on hang gliders which use edge of property; fixed wing gliders legacy will be preserved but can’t enter into long term agreement with UCSD which is lead agency. Regents must sign off – conflict of interest due to state law. In 2007, only 42 people permitted to fly fixed wing. Other sites considered but not economically suited and not contiguous to other scientific locations and scientist population.
George Lattimer: No new issues.
Public Comments:
Dale Disharoon: UCSD now reasonable on traffic issues. What about security?
USCD and members will handle independently relative to level of bio-containment.

9. T-Mobile Governor ROW Project #159463 – Becky Siskowki, Depratti, Inc.

Neighborhood Use Permit (NUP) for proposed underground equipment vault and 3 panel antennas mounted within proposed ray dome light standard.

- Proposed installation of these cell phone towers is due to a small gap in service at both locations – customers complained about dropped calls.
- Both companies provide a report to the City proving their compliance with FCC regulations. Representatives said RF (radio frequency) energy emitted from cellular

equipment damages tissue but the companies' towers emit less than 1 percent of RF energy cited under current FCC regulations. Studies on FCC web site.

- Telecommunication companies pay monthly fee to City \$500; each carrier has thousands of antennas.
- SDG&E has right to place a pole, but working with City is grey area.
- Project is in first review with comments from City staff in paperwork provided to UCPG as follows: "Another site justification should be provided with the next submittal that details the reasons other than public right-of-way locations within the search ring were not analyzed. For example, the search ring illustrates a park to the northeast of this project location which should be explored. Additional other public right of way sights that are adjacent to non-residential areas, which would reduce processing level to ministerial. These other options should also be analyzed and provided with the next submittal."
- Other documents from City included standard design standards for wireless communication facilities such as antennas to be closely mounted (not to exceed 6" from pole) to the outside of pole with no antenna cover
- NUP indicates that the proposed development will not adversely affect the applicable land use plan, nor be detrimental to the public health, safety, and welfare, and will comply with applicable regulations of the Land Development Code.

Public Comments: More than 60 neighbors attended the UCPG meeting, many of whom objected to the T-Mobile Governor as well as the T-Mobile Stresemann and Lamas Projects. Residents submitted a 40 neighbor petition indicated a number of objections including: harmful effects from cellular towers, if other companies follow suit will devalue homes, issue of concentration of omissions, community character, sleeping nearby, not in my neighborhood.

Residents and UCPG members discussed prohibiting towers from residential neighborhoods limiting them to commercial and transportation areas.

UCPG Comments:

Charley Herzfeld: Lives on Stresemann and has no coverage problems with his T-Mobile coverage.

Linda Colley: First proposed inside a UC residential neighborhood though T-Mobil representatives indicated on edge of La Jolla and UC. Recommend contacting Scott Peters and the Mayor's office, letters to editor.

Milt Phegley: Federal law reviewing and approving fall within FCC guidelines well below 1%. Has to be some other reason than health.

Venzel Hammershaimb: If you want cell phone service, you need towers. Mt. Soledad has many more towers.

George Lattimer: Useful to know how many cell phone towers; keep out of residential areas as don't know long-term effect.

Note: that all comments above were addressed relative to both T-Mobile Governor and T-Mobile Stresemann & Lamas Projects though the light poles to which antennas will be attached have already been installed on Governor but not Stresemann.

Motion: Motion by Nan Madden and seconded by Deryl Adderson to recommend denial of approval on site based on community objections. **Motion passed. Vote: 10-3-0** with Venzel Hammershaimb, Harry Walker, and Doug Williamson voting no.

10. T-Mobile Stresemann & Lamas Project #159926 NUP – Alexis Osborn

Neighborhood Use Permit (NUP) Process 2 for wireless communication facility consisting of new 29' high light standard supporting 3 antennas will associated equipment located in subterranean vault in public right of way on northeastern corner of Stresemann Street and Lamas Street at 5605 1/3 Lamas Street.

- See also above.

UCPG comments:

Charley Herzfeld: Some people were noticed, but he wasn't. His T-Mobile works OK on Stresemann. What does City get paid by T-Mobile for right-of-way? Answer: \$500/month.

Motion: Motion by Charley Herzfeld and seconded by Bill Beck to deny approval as inappropriate to residential neighborhood and based on community objections.

Motion passed. Vote: 10-3-0 with Venzel Hammershaimb, Harry Walker, and Doug Williamson voting no.

11. Via Mallorca – Vehicle Calming Sign – Chair, Linda Colley

In response to complaints from residents regarding speeding on Via Mallorca between Via Alicante and Villa La Jolla Drive, City is proposing to install an electronic speed information sign (V-Calm) facing northbound traffic on Via Mallorca.

- Section of Via Mallorca has been evaluated and has met the criteria for such a sign.
- Vehicle Calming sign has a build-in radar unit which detects vehicle speed.
- The purpose of the sign is to remind motorists of the speed limit and reduce speeding on this segment of Via Mallorca.
- City doesn't install speed bumps on this type of roads due to safety issues and emergency vehicles.

UCPG Comments: Doug Williamson—expects that drivers will blow by.

Motion: Motion made by Harry Walker and seconded by Marilyn Dupree to support the Vehicle Calming Sign. **Motion passed. Vote: 12-1-0.** Doug Williamson voted no.

Other Comments: Dale Disharoon: Wants no turn on red. Other issues to be handled separately.

12. FY2009 North University City Public Facilities Financing Plan – Cheryl Robinson-Sellers, Facilities Financing Project Manager

Update of proposed revision to the draft plan presented to UCPG March 11, 2008 and updated on July 8, 2008. Meetings scheduled:

LU&H – Wednesday, September 17, 2008, now postponed; Cheryl Robinson to provide.

City Council (1st Hearing) – Monday October 13, 2008

City Council (2nd Hearing) – Monday, November 17, 2008

George Lattimer: Reporting on meeting September 9, 2008 with City Staff and NAIOP reps. Developers want moratorium on increases due to economy.

Charley Herzfeld: Is there merit to subcommittee – well enough understood.

Linda Colley: Requested clarification on resolutions used to authorize expenditures of funds in light of August 2006 resolution now superseded.

Pat Wilson: Who will provide oversight on millions of dollars to be spent such as \$46.8 million in 2010? Cheryl Robinson acknowledged that she would.

Other comments/questions on where is money for 2010 as no EIR; delayed projects are more expensive.

Motion: Motion by Bill Beck and seconded by Nan Madden to table to October 14, 2008 UCPG meeting. **Vote passed. Vote: 13-0-0.** Some open questions to be answered by Cheryl Robinson.

13. Old/New Business

14. Adjourn – 9:45 PM

Respectfully submitted by:

Patricia A. Wilson

Patricia A. Wilson, Secretary

University Community Planning Group