

UNIVERSITY COMMUNITY PLANNING GROUP

Notice of Executive Committee Monthly Meeting

University Towne Center – Forum Hall

6:00 p.m. Tuesday, January 13, 2009

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: October 2008 Minutes
 5. Announcements - Chair
- 30 minutes
- 6:30
06. Reports:
- UCPG Membership – Business 1 - Vacant Seat -Milt Phegley
 - UCPG Membership – Elections 2009 – Milt Phegley
 - UCPG Executive Committee Seats Open for 2009 Election
 - Resident 1-B Representative, Resident 2-B Representative, Resident 3-B Representative
 - Business 1-B Representative, Business 2-B Representative, Business 3-B Representative
 - TPCP Update – Doug Williamson
 - Councilperson Sherri Lightner Office
 - 53rd District – Deanneka Goodwin, Community Representative
 - 50th District – Andrew Lund, Field Representative
 - MCAS Miramar- Juan H. Lias
 - Project Planning Update – Dan Monroe
- 30 minutes
- 7:00
07. Public Comment: **Non-Agenda Items** – 3 minutes per speaker
10 minutes
- 7:10
08. **Summit Pointe Plaza – Edward Wu, CEO, CHEL Holdings, Ltd.**
JO#43-1820. (PROCESS 3) Extension of Time for Tentative Map 2761 to create 2 parcels from an existing 22.20 acres site at the northwest end of Towne Centre Drive in the IL-3-1 Zone within the University Community Plan, Airport Influence Area, FAA Part 77, Coastal Overlay (non-appealable), Community Plan Implementation Overlay Area A. Council District 1.
- 15 minutes Discussion/**ACTION**
- 7:25
09. **University City Village – Shaun Schmidt and Christine Handley**
JO#43-1590. (Process 4) Planned Development Permit and Conditional Use Permit (CUP) to amend CUP 98-0408 to remodel and reconstruct 1,189 senior housing units with a deviation to building height on a 75 acre site at 4633 Governor Drive in the RM-1-2-Zone within the University Community Plan, Airport Influence Area, FAA Part 77.
Willmark Communities Inc. (Outer Property – Owner, Shaun Schmidt)
Proposed 876 units; 990 total parking spaces provided. 1.1 parking spaces/unit
University City Village LP (Inner Property – Owner, Christine Handley)
Proposed 313 units; 313 total parking spaces provided. 1.0 parking spaces/unit
- 30 minute Presentation/ Discussion/**ACTION**

8:15 10. **Old/New Business**

8:30 11. **Adjourn**

February 2009 AGENDA – **Tentative Schedule** – Longs Drugs Governor Drive-David Parson

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.

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, December 9, 2008

Minutes ([Final](#))

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

Directors Absent: Harry Walker.

- 1. Call Meeting to Order** – Linda Colley (Chair) at 6:00 PM.
- 2. Pledge of Allegiance.**
- 3. Agenda Approval: Motion** – Motion to approve by Tracie Hager and William Beck. **Motion passed unanimously by then present members. Vote: 11-0-0**
- 4. Approval of October Minutes – Motion:** Motion to approve by Tracie Hager and seconded by William Beck. **Motion passed. Vote: 9-0-2.** Abstentions due to absences from prior meeting.
- 5. Announcements** – Linda Colley (Chair)

In lieu of Chair announcements, MCAS COO Colonel Chris O'Connor addressed group offering condolences to family and community. Plane crash on December 8 is under investigation, but safety is important. UT story accurate that plane was returning to base following carrier landing training when encountered emergency situation with loss of one engine. Pilot ejected when second engine failed. Clean up of site to remove hazardous materials will begin and will open dialogue on any claims related to the crash.

6. Reports

City Council Member Sherri Lightner's Office – Jesse Mays

- New representative: jmays@sandiego.gov 619-236-6611
- Jesse worked as campaign coordinator, relocating to San Diego in July; formerly worked in entertainment but always interested in politics and community service.
- Community Forum on military crash at 6 PM UCHS to be attended by Council Member Sherri Lightner – who spoke briefly tonight at UCPG meeting – and by Mayor, Police, Fire. Crash site to be fenced and debris removed by 12/10/08.
- Sherri Lightner also introduced other staff members: Alex Varon for La Jolla Community Planning Group and Mel Millstein for Carmel Valley. No Chief of Staff yet.

Congressman Brian Bilbray (50th District) – Andrew Lund

- Will attend meetings quarterly. Phone: 858-350-1150
- Contact office for crash compensation information.

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

- Working on auto rescue plan; voted for bail out. Phone: 619-280-5353
- UCPG area is located in two congressional districts. Milt Phegley will provide map to members.

Doug Williamson, UCPG Member – Report on Torrey Pines City Park General Development Plan Advisory Board

- Representatives from users of site: gliders, parasails, fixed wing, model airplanes, vendor and others.
- Historical site, with cliffs that are falling, it could be considered for other uses such as soccer field, swimming pool.

- **Motion:** Motion to appoint Doug Williamson as UCPG representative made by Bill Beck and seconded by Alice Tana. **Motion passed unanimously. Vote 15-0-0.** Notify Mayor's office accordingly.

Juan Ilas, MCAS representative

- No comments.

Dan Monroe – City of San Diego Planning Staff

- Did not attend.

Milt Phegley – Membership Secretary

- Representative from Resident 2 term to 2011 vacant as a result of resignation in September of Lorraine Stein. Janay Kruger was proposed to be appointed to open seat, but members decided to defer filling seat until December meeting to identify any other candidates.
- Process: Appointments nominated and seconded by UCPG seated members, nomination process closed and seconded, and vote by secret ballot.
- Appointment of representative from Business 1 term to 2011 extended to next regularly scheduled and noticed meeting in January.

Motion: Motion made by Alice Tana and seconded by Tracie Hager to nominate Dale Disharoon. Dale Disharoon spoke: Has been on recent military service, lived in Resident 2 area since 1984, west of La Jolla Village Square. UC has need for people to stand up and serve. Will show up at meetings even if not elected.

Motion: Motion made by Nan Madden and seconded by Pat Wilson to nominate Janay Kruger. Janay Kruger spoke: Lived 10 years in UC, owns 5 properties here: lives, works, shops and has fun here. Works in projects raising money and represents homeowners' associations west of I-5. Wants to work toward putting in two fire stations: one in UCSD campus area and another in South UC. City will go out for bonds, and we need to get in line.

Motion: Motion to close nominations by Bill Beck and seconded by Sherry Jones. Results of secret ballot: Janay Kruger won seat.

Comment from audience requesting tally of vote be made public

Motion: Motion made by Charley Herzfeld and seconded by Pat Wilson to record election count.

Motion passed. Vote: 13-1-1 with George Lattimer voting no.

Voting tally for Resident 2 seat: Janay Kruger – 9 and Dale Disharoon – 6.

Further Reports:

- Milt Phegley announced availability of sign-up sheet to verify attendance at least one meeting prior to February 10 meeting in order to be eligible to run for UCPG seat on March 10, 2009.
- Will form election committee in January to publicize and seek candidates.
- By laws state that candidate must document attendance at a minimum of one meeting in the last 12 months prior to February 10, 2009 meeting in order to be eligible to run for UCPG seat on March 10, 2009. Membership Secretary has sign-up sheet available at each meeting.
- Questions on whether letter of intent and references from other UCPG members to be researched by Membership Secretary. Answer later in meeting: Prospective candidate to provide written notice of intent by February meeting and must be UCPG member.
- Six seats up for election, each for three year-terms:
Resident 1-B, Resident 2-B, and Resident 3-B representative.
Business 1-B, Business 2-B, and Resident 3-B representative.

- Milt Phegley said at a prior meeting that the UCSD is working on finding a student and faculty representative

Milt Phegley – UCSD Representative

- Thirty UCSD projects are on web site with links to specific projects, interactive location, descriptions, maps, site plans or renderings, updated regularly and available in PDF. Environmental documents on projects include:
- National Oceanic and Atmospheric Administration (NOAA) Southwest Fisheries Science Center (SWFSC) with public comment period extending to 1/12/09, public hearing 12/9/08, draft EIR/EIS on web site.
- North Campus Housing Phase II with public review and EIR extended from 12/8/08 to 1/29/09, EIR public hearing tentatively scheduled for 1/22/09 at 6 pm, Room 111A Chancellors Complex, DEIR on website.
- Muir College Apartments Projects with Notice of Complete and Draft Negative Declaration tentatively schedule for 12/22/08, public comment period extended to 1/28/09. No public hearing for MND. Project to be presented at UC Regents meeting in March for environmental and design approval.
- Other projects include Revelle College Apartments and Commons Dining Renovation Project completed November 19, 2008, and National Institute of Standards and Technology (NIST) which has been award a \$12 million grant by US Department of Commerce for construction of Marine Ecosystem Sensing, Observation and Modeling Lab. Remainder of funding to come from campus and private funds. Scheduled completion in 2012, but no final site selection.

George Lattimer – UCPG FBA Chair

- Thanked members and audience participation in update.
- Extensive research resulted in elimination of phantom trips in plan with 100% plus increase in fees.
- City wanted Westfield expansion so approved project with addition of trips decreasing fees to only 45% from 120%.
- Mayor's office edict to raise maximum 5% so funding of projects was reconfigured, other funds to come from unidentified sources, some projects deferred – all to meet 5% in 2008-2009 plan. Two readings at City Council to approve.
- Secretary's note: Draft plan proposes new FBA fees of \$19,510 for single family dwelling unit, \$13,658 for multi-family unit, and \$1,314 per ADT for nonresidential development representing a 5% increase over current fee. Resolutions unanimously approved on Monday, November 10 (District 7 absent) and December 5, 2008 with unanimous approval. Fees will become effective upon signature by Mayor and will appear on website shortly thereafter – per Cheryl Robinson's 12/8/08 email.

7. Public Comment: Non-Agenda Items

Harry Estline:

- Resident for 28 years bordering on loading dock of Henry's at The Marketplace. Permit for 42' Verizon antennae has expired and has concerns over redesign, safety, emissions, compliance, but also has complaints about landlord relative to semi-trailers, hitting fences, keeping refrigerator trucks running, hard to maneuver taking 10 times back and forth with associate back up noise. Some cooperation with Henry's but not with local property manager to resolve on-going issues.
- Request City code compliance and mitigating sound wall. Trucks can deliver 7 AM to 7 PM. Chair noted that UCPG will be hearing request to add Long's Drug Store in area and speaker was directed to property Management Company's representative attending meeting.

Dale Disharoon: Suggested agenda item for March-May: update from SANDAG.

Janay Kruger: Regarding any Federal infrastructure monies, the Federal government will defer to state who decides what projects are ready with EIR's completed, not anything 5 years out. Mayor will prioritize in City if money comes along.

Laura Spano, Town Park Villas: some progress forward, some back. Issues on water, sewer, trash in rent and ISTA \$3.50 charge. Local residents commenting on 3-story buildings. Chair noted that City has requested approval before proceeding and will come back to UCPG in January.

Carol Pietras – should disseminate information on this project ahead of time and consider traffic mitigation.

Pat Wilson: Noted meeting with Chair, Secretary, owner and attorney of Willmark Communities and noted challenges to maintain property for current buildings over long-term project while building new buildings. Noted issues on peeling paint and dry rot on fascia board and unfenced area of burned out building during recent walk of community. Chair noted would be monitoring and communicating concerns.

8. La Jolla Country Day School Project #159199 – Mark Marcus, Don Ames, Board President, and Richard Tomlinson

Process 4 Planned Development Permit (PDP) and Conditional Use Permit (CUP) to amend prior CUP and PDA to update the schools master plan and to increase students from 1,050 to 1,200 on 23.98 acre site at 9490 Genesee Avenue.

- Project updates 2004 master plan to increase students from 1,050 to 1,200 and increase parking from 350 to 416.
- School looks like small college campus, add new classrooms, middle school, gym, kindergarten, upgrade athletic field. Total of 15 grades, nursery school.

Comments: Charley Herzfeld – Widening Regents Eastgate and Genesee – City to start summer 2009.

Motion: Motion by Pat Wilson and second by Nan Madden to recommend approval to increase number of students in master plan from 1,050 to 1,200. **Motion passed. Vote: 15-0-0.**

9. Property Sale – 10820 N. Torrey Pines Road – Layne McKinsey, Jim Barwick, Director of Real Estate Assets

RFP for commercial brokerage services. In accordance with Council Policy 700-10 governing the sale and leasing of the City's Real Estate Assets, Mayor's staff is reviewing City's property inventory to determine which properties are no longer needed and whose disposition will provide a greater public benefit. City-owned property may be designated for disposition if: the property is not currently used by a City department or supports a municipal function; is vacant and has no foreseeable use by City; is a non-performing or under-performing asset and greater value can be generated by its sale; significant economic development opportunities can be generated by selling the property.

- Goal is to sell surplus real estate to raise capital. Have sold 16 properties raising \$30 million.
- Property under consideration: 55-year fixed rate ground lease to Scripps Health for fitness health center to 7/31/2043 with current rent \$802,000 effective 8/1/2008 with CPI adjustments every 2 ½ years and market land adjustments every 10 years.
- Value of lease \$8 million; appraised value to sell at \$16 million. Tenant stays in place, ground returned to tax rolls for City, County, and State. Take to open market.

Comments: Bill Beck – who gets money. To Capital Improvements.

George Lattimer – finance, not land use. Part amount, part politics.

Deb Knight: Doesn't want to lose \$800,000.

Motion: Motion to recommend approval for sale made by Bill Beck and seconded by Alice Tana. First vote tied: 7-7-1 (abstained as not informed). Linda Colley voted no to break tie: **Final Vote: 7-8-1. Motion failed.**

10. Composting Project – Lisa Wood – Informational meeting

- Plans to expand existing greenery to nearly double its size; compost is free.
- Expect no increase in traffic; increase in size is for more room as currently quite constrained by site size. Facility is located on Phase I of West Miramar Landfill.

Comments: Deb Knight – screen green protective area.

Sherri Lightner – can accept compost from others.

11. Off Street Parking Code Infractions – Richard Prutow -- Informational

- Commenting on proposed code that restricts on-street parking of oversize vehicles

Comments: Bill Beck – RSVP administers 72 hour parking rule; can't re-park within 1/10 of mile.

Kevin: Should check CC&R's.

12. Verizon Scripps Greene – Project #163017 – Kerrigan Diehl, Project Manager: Karen Lynch Ashcraft.

Process 3, CUP and Coastal Development Permit for wireless telecommunications facility consisting of twelve antennas mounted to a new 30' monopine at NW corner of Genesee Ave. and N. Torrey Pines Road.

- No trees removed.

Motion: Motion made by Nan Madden and seconded by Deryl Adderson to recommend approval. **Motion passed unanimously by then present members. Vote: 14-0-0.**

13. Touchstone Investments – Community Plan Initiation Project #16694– Tim Schulze, Principal, Pacific Cornerstone Architects.

- Project is new two-story over basement, 58,060 sq. ft. scientific research building at 11099 N. Torrey Pines Road, adjacent to existing 86,250 science research building also located there. New address is 11119 North Torrey for this parcel.
- Site is currently parking lot for existing building located on 9.78-acres.
- Parking for current building at 222 stalls and new building for 145 stalls for total of 365 which matches original entitlements.

Motion: Motion made by Bill Beck and seconded by Petr Krysl to recommend denial of initiation of Community Plan Amendment due to extreme traffic congestion especially at North Torrey Pine Road, Genesee Avenue and I-5 Interchange. UCPG further recommends that if Planning Commission approves initiation of Community Plan Amendment that they review traffic studies for all projects in the UCPG Community Plan in area West of I-5, north of La Jolla Village Drive. **Motion passes. Vote: 10-4-0.**

Secretary's Note: Per Dan Monroe email after the meeting, an amendment to the Community Plan was not required for this project. However, processing of a Site Development Permit and amendment to their existing Coastal Development Permit is still needed. Comments on the scope of traffic study and environmental document will be passed along in Project. See also January 2009 'OLD BUSINESS' for record to update.

14. Old/New Business

15. Adjourn – 9:42 PM

Respectfully submitted by:

Patricia A. Wilson

Patricia A. Wilson, Secretary

University Community Planning Group