

UNIVERSITY COMMUNITY PLANNING GROUP

University Towne Center – Forum Hall

Executive Committee Monthly Meeting - Tuesday, March 9, 2010

Minutes (Final)

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

Directors Absent: None.

1. **Call Meeting to Order** – Janay Kruger (Chair) at 6:12 PM.
2. **Pledge of Allegiance.**
3. **Agenda Approval: Motion** – Motion to approve agenda without changes by William Beck and seconded by Harry Walker. **Motion passed unanimously.**
4. **Approval of February 9, 2010 Minutes – Motion:** Motion to approve with changes by Pat Wilson and seconded by Nan Madden. **Motion passed. Vote: 14-0-3.** George Lattimer, Marilyn Dupree, and William Beck abstained due to absence from previous meeting.
5. **Announcements** – Janay Kruger (Chair)
 - The Community Planners Committee (CPC) will have some new procedures and policies which will amend Council Policy 600-24. These will be distributed when available.
 - Medical Marijuana issues will be reviewed by a Land Use & Housing (LU&H) committee on 3-24-10. Our group will hear a presentation in May.
 - In April or May we will get information about High Speed Rail and the Mid-Coast Trolley.
 - The City Attorney has determined that community planning groups can require an environmental impact report (EIR) and a California Environmental Quality Act (CEQA) filing before we vote, when they are necessary. However, we are not required to have the report or filing before a vote.
 - The San Clemente Terrace and Clearwire Via Sonoma projects have not been required to return, but may in the future.
 - U.C. Village is resubmitting their project within the next couple weeks.
 - The City is reviewing requests to put a stop sign on Soderblom Street to help reduce residential speeding.
6. **Reports**

City Council Member Sherri Lightner's Office – Jesse Mays

- Councilmember Lightner voted to approve \$1.7 million in bond funds for the replacement of sidewalks damaged by street tree roots. A list of repairs can be found on her web site. Sidewalks in need of repair can be reported at 619-527-7500.
- The City is in negotiations with a developer for a possible new City Hall. The Councilmember is not in favor of it until it goes to bid and wants a public vote on the issue.
- Judicial Drive should be completed by late April or early May.
- Wendy Peveri was given a certificate and thanks for her 3 years of service on the UCPG.

Supervisor Ron Roberts – Woo-Jin Shim, Director of Community Relations

- The 11th Annual Lawnmower Trade-In Event will be on Saturday May1, at 8 a.m.

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

- The General Development Plan was unanimously approved on 2-18-10 and will be presented tonight.

Juan Ilas, MCAS representative

- There will be increased activity at MCAS because an air wing is going to Afghanistan.

Milt Phegley – Membership Secretary

- Forms on hand to sign up as UCPG general member.
- List on hand to document meeting attendance.

Milt Phegley – UCSD Representative

- Project List distributed and also available on line at: <http://commplan.ucsd.edu>.

7. Public Comment: Non-Agenda Items

Name: Marcia Munn wants the Regents Road Bridge because it is a public safety issue.

8. Candidate Presentations: Were given at last meeting.

9. Action Item: Regents Road Bridge Contract for Design and Environmental Consultants – Project EIR

Presenter: Abi Palaseyed, PE, City Senior Bridge Engineer, Engineering and Capital Projects

Mr. Palaseyed described the proposed Regents Road Bridge contract to include final engineering support and EIR for the Regents Road Bridge and Limited Roadway Changes include new interchanges at Regents and Genesee onto Route 52 and improvement of the Governor/Genesee intersection. The contract could go to the City Council for approval in 4-6 weeks. The contract for award to Helix and Product Design Corporation (PDC) will cost \$4.2 million including \$1.4 million for the EIR.

Comments:

Board comments:

Pat Wilson asked about the scope of the design project as the original EIR done in 2005 has already studied topics such as water hydrology, paleontology, and geology which are unlikely to change. Answer: This is going to be a project specific EIR. Much of the information from the original can be used to help reduce costs. EIR's are valid for only 5 years. Some of the consultants are the same and the selection process for consultants is a done by the City Council.

Mark Young asked about the funding of the project. Answer: Funds will come from the FBA -- \$4.6 - \$4.7 million should be adequate for funding the bridge EIR and design. The project has about 30% in soft costs, e.g., design and construction management.

Charley Herzfeld thinks it's premature to enter into this project.

Pat Wilson believes there should be an improved Genesee/Governor intersection, but there are no FBA funds allocated for the Limited Roadway Changes.

George Lattimer gave insight into how the FBA works. The FBA is generated by development only in North UC. The amount of money collected is the amount that can be spent on capital improvements as encumbered based on a review and recommendations by the UCPG and encumbered by the City Council. Any money collected over the years is reallocated based on this process.

Public comment: About 20 people spoke about why they wanted or did not want the bridge (some made more than one point). Only a few were on topic of the Financing Priorities. The comments ranged *from:* a bridge to nowhere; plan is only good for developers; the canyon needs to be protected; did not buy a home because of the bridge possibility; can't understand why restrooms are being closed at Mission Bay and money might be spent on a bridge; sidewalks are needed; there is a conflict of interests because some of the same engineers are working on the new EIR as they did on the previous EIR;

the average daily trips (ADT) have been flat since 1987; FBA is for the community, not the bridge; the claim that the bridge will reduce traffic is a false promise; a pedestrian bridge at Genesee/Governor is needed because there were 2 deaths in the past 2 ½ years; the number of people who die from fire is very few, even though it was in the original plan for the community; things change, the canyon is irreplaceable; the City is broke..
To: UTC has grown and people can't get out of the area if there is a fire; developers gave money to the FBA and the City voted to approve the bridge; every delay increases the cost; the bridge will complete Regents Road – it's a regional bridge; there are bridges in other cities and there is still activity below those bridges; have been waiting for bridge since 1971, 1973, and 1986; from South UC and in favor of bridge.

Cheryl Robinson, City Facilities Funding

Issue of FBA funding: Though Ms. Robinson-Sellers did not attend, she provided a copy of the 1/31/10 North University City FBA Project report by email to the Chair with little change since the October 2009 report. In summary, of the \$44 million in the fund balance, approximately \$41 million has already been budgeted for ongoing projects.

Due to the economy, Ms. Robinson indicates that developers are not pulling permits which could result in a negative FBA cash balance of approximately \$3.5 million available for future projects such as the Genesee Avenue I-5 Overcrossing project in FY 2010.

It was noted from the report during the meeting that, though there are funds encumbered for the Regents Road Bridge design, there are no funds identified as available for the Bridge construction itself.

In a separate letter, Councilmember Sherri Lightner dated February 16, 2010 requested the Mayor to update the FBA due to the shortfall of some \$34 million in developer permits.

Motion: To go forward with the EIR and engineering study made by Alice Tana and seconded by Harry Walker. **Motion failed. Vote: 6-9-0.**

Motion: To continue the matter for 30 days so the board can prioritize all the UC projects, with the help of Cheryl Robinson, before making a recommendation to the City was made by Doug Williamson and seconded by William Beck. **Motion failed. Vote: 6-9-0.**

Motion: To recommend that the City Council delay decision until completion of an FBA review and a reprioritization of the projects made by Peter Burch and seconded by Mark Young. **Motion passed. Vote: 11-4-0.**

10. Executive Committee Election results. Tabulated by membership chair, Milton Phegley, the following people were elected:

Resident 1 – Verified voters and ballots distributed: 97. Ballots not returned: 15. Ballots not voted: 9

Charles Herzfeld (73 votes)

Resident 2 – Verified voters and ballots distributed: 8

Sam L Greening, Jr. (8 votes)

Resident 3 – Verified voters and ballots distributed: 139

William Geckeler (82 votes) **William Beck** (57 votes)

Business 1 – Verified voters and ballots distributed: 2

Nan Madden (2 votes)

Business 2 – Verified voters and ballots distributed: 3

Kristopher Kopensky (3 votes)

Business 3 – verified voters and ballots distributed: 4

Alice Tana (4 votes)

11. Action Item: Torrey Pines City Park General Development Plan. Presenters Laura Burnett, Wallace, Roberts, & Todd and Ginny Barnes, Chair of Advisory Board.

The approved general development plan was presented. The complete plan is available on the City web site -- Torrey Pines City Park Advisory Board. This plan has not been funded and was developed because of a lawsuit against the City. There will be a public review in August, a Park and Recreation review in October, and will go to the City council in December.

Questions and comments: The bluffs lose about 1 foot per year. There will be 18 acres of new vegetation and no excavation. The number of parking spaces (565) will not change, but will be paved with an asphalt-type material. The new and current vegetation, along with the paving material, should hold the erosion. Any large events on the site will fall under the Park and Recreation rules, just like any other City Park.

Charley Herzfeld raised a number of concerns: the size of the buildings, trailers on the property, the deck area is too large, wants to keep the native plants, the type of pavement, trail closures, the parking area, and an EIR should be required.

Motion: To endorse the General Development Plan and contingent on a full EIR required made by Charley Herzfeld and seconded by Alice Tana. **Motion passed. Vote: 12-0-0** by the then present members.

12. Information Item. Proposed Taco Bell at Governor at Genesee. Presenter: Gabriela Marks, Architect Leed ap

This is a presentation soliciting comments about building a 2,000 square foot Taco Bell on the Northeast corner of Genesee and Governor in University City. The proposed project is a drive-thru restaurant with operating hours of 8 a.m. to midnight, 31 parking spaces and room for 12 drive-thru cars. Their marketing study found that the location is “excellent” for a new Taco Bell. Board comments: Will be problems with City and school buses. Not a good location for a drive-thru, nor is it a drive-thru neighborhood. There are concerns about U-turns at the busy intersection. Since there is a gas station there now, how long will it take to clear out the underground gas tanks and make the property usable for a new tenant? Answer: about 1 year.

13. Ad Hoc Committees

Super Loop. Alice Tana, Chair

Alice thanked Dan Martin and Brian Hausknecht for attending all the meetings, for working with their group, and looks forward to resolving all the issues. There were questions about who rides the buses, high percentage (88%) are UCSD student passholders, and who is paying for the usage. SANDAG believes that the goals of the SuperLoop Subcommittee have been met.

12. Old/New Business: None.

13. Adjourn – 10:40 PM

Respectfully submitted by:

Doug Williamson

Doug Williamson, Secretary

University Community Planning Group