

UNIVERSITY COMMUNITY PLANNING GROUP  
University Town Center – Forum Hall  
Executive Committee Monthly Meeting – Tuesday, November 13, 2012  
Minutes (Final)

Directors present: Janay Kruger (JK) (Chair), Kris Kopensky (KK) (Secretary), Meagan Beale (MB), Andrew Wiese (AW), John Bassler (JB), Deryl Adderson (DA), Nan Madden (NM), Pat Wilson (PW), Sam L. Greening (SG), Doug Williamson (DW), George Lattimer (GL), Marilyn Dupree (MD), Petr Krysl (PK), Bruce Rainey (BR), Alice Tana (AT), Kyle Heiskala (KH), Anu Delouri (AD), and Kristin Camper (KC).

Directors absent: Charley Herzfeld (CH), William Geckeler (WG), and Ryan Perry (RP).

- 1. Call Meeting to Order** – Janay Kruger (JK) at 6:04 PM.
- 2. Pledge of Allegiance.**
- 3. SDPD- Omar Sinclair**
  - a. Activity has been quiet in the last month
  - b. Reviewed considerations on safety during holiday season
  - c. Review Stop and Lock program that they are going to start distributing to two neighborhoods
  - d. Review of Neighborhood Watch program
  - e. Q: Community, have the two neighborhoods been chosen that will participate in the Stop and Lock program and will they be shared at tomorrows meeting? A: Yes
- 4. Agenda Adoption –**
  - a. Two corrections, item 9 is T-Mobile and not AT&T, spelling of Vice Admiral Peter M. Hekman

**Motion:** Motion to approve as corrected by AT and seconded by PW.  
**Vote: Unanimous, motion passed.**
- 5. Approval of October 2012 Minutes -**
  - a. DW: Two corrections
    - a. Item 11.w. should read “The question is not using FBA funds for maintenance but possibly a \$200k contribution from Garden Communities”
    - b. Request the addition of “also questioned bringing in a subcommittee member for just the last meeting to vote when the previous meetings were not attended by that member. He feels this sets a precedent” to item 11.x.

**Motion:** Recommend approval of minutes as amended by MD and seconded by AT.  
**Vote: Unanimous, motion passed.**
- 6. Announcements** – Janay Kruger (Chair)
  - a. JK: Requested an alternate to attend CPC the 4th Tuesday of every month when she is not available. PK offered to be alternate, this was acceptable by all
- 7. Reports-**
  - a. **UCSD – AD**
    - a. Community newsletter available
    - b. Reviewed SIO support facilities project activity
  - b. **Councilperson Sherri Lightner Office** – Janay Kruger read notes from Jesse Mays
    - a. Sherri is happy and excited to be re-elected and is looking forward to representing you in the next few years
    - b. Please contact them for more information
  - c. **Membership – JK**
    - a. Discussed sign in sheet and membership requirements
  - d. **Assemblyman 75<sup>th</sup> District Office**– Absent
  - e. **53<sup>rd</sup> District, Susan Davis Office** – Katherine Fortner

- a. Davis dispatch distributed
  - f. **52<sup>nd</sup> District Congressman** – absent
  - g. **MCAS Miramar** – Kristin Camper
    - a. Spoke regarding Jet that came in to Miramar in distress
    - b. When an emergency is declared by pilot the first thing that the pilot does is try to land the plane at the nearest available place
    - c. Not enough is known at this time for her to speak on details
    - d. Community comment on experience on this issue
    - e. Kristin has contact 858.545.4558
    - f. AW: Next steps? A: This isn't considered an accident, there will not be an investigation
    - g. Kristin will take the information shared to her manager; he will contact the commanding officer, what happens at that point is unclear
    - h. AW: So the process is informal? A: yes
  - h. **Planning Department** – Absent
  - i. **ELECTION TO REPLACE RESIDENTIAL (R-1-A)** - to replace Jana Fortier
    - a. Three candidates
      - i. Attorney Meagan J. Beale (spoke)
      - ii. Engineer George Odero (spoke)
      - iii. Vice Admiral Peter M. Hekman (spoke)
    - b. Open for nominations from the floor, nominees must have attended and signed in to at least one meeting
    - c. No nominations from the floor
    - d. Vote by UCPG directors via secret ballot
    - e. Appointment will finish the R-1-A term, through March 2014
    - f. Appointment to be announced later in the meeting
  - j. **Public Comment**
    - a. None
8. **ACTION ITEM: T-Mobile Cellular** - Location to be announced
- a. Presenting on a current location at Costa Verde
  - b. Requesting extension of existing permit
  - c. Changes have no visual impact
  - d. GL: Question on height of proposed. A: Similar to other installations on the project site
- Motion:** Motion to recommend approval as presented by DW and seconded by MD.  
**Vote: Unanimous, motion passed.**
9. **Action Item: : Scripps Memorial Hospital La Jolla PTS 217934 Process 5, CPA, PDP, Rezone, CUP, Public Easement Vacation for traffic signal, 2 deviations for retaining wall heights and a shade structure on the parking structure 41.28 acres, EIR** - Robin Madaffer, Attorney and Bruce Rainey, Scripps Health
- a. Review of power point presentation, attached
  - b. Q: Community, On the Superloop, is that the current loop being expanded? A: Yes
  - c. Subcommittee report, Debbie Knight (DK), Debbie went to the last meeting and she took minutes
    - a. Q: DK, does the project go until 2025, or 2035? A: 2035
    - b. Report on finding of EIR having no traffic impacts with mitigation
    - c. Noise issues are all on site
    - d. Superloop and light rail are not factored in to traffic study
    - e. JK: Spoke to CH (also on the subcommittee) and he states that he votes to approve
  - d. PK: What kind of medical office jobs are going to be on campus? A: Specialty services, particularly cardiac
  - e. AW: Do you have offsite properties and will they be impacted? A: we have 2 offsites, the new building will be specialty rather than private practice, so little impact.

- f. AW: Are there jobs added to the region? A: An integration between current services at Green that will move over but those will be back filled as well
- g. PK: I haven't heard LEED being addressed. A: It is hard to know where LEED will be in 2025 but steps are being taken to conserve as reviewed
- h. SG: Existing parking to remain? A: yes
- i. GL: On the intensity table, 62 beds are listed, but 531 beds are planned at final build, however trips have gone up. Why don't you change the beds in your master plan to the proposed? A: Decision not to lock ourselves out of entitlement, however we are not sure where we will be in 2025 on need
- j. GL: Has trouble that you are asking for more intensity but not willing to give up allotment on beds
- k. GL: How do you arrive at your beds/office ratio? Past proposal was for 855 sf per bed, new proposal is for 70% sf more per bed. A: Change that we are seeing is in a move to outpatient treatment and therefore need is to increase outpatient size. Some of the square footage is being allocated to outpatient function.
- l. GL: So your predicting you will need almost twice as much office space per bed than you did a few years ago? A: Yes, that is what we predict.
- m. PK: There will be other outpatients besides cardiac? A: Yes, there will be others and it will still be a trauma center.
- n. JB: How do you account for the added outpatient in the trips? A: It is assumed in the EIR as outpatient requires more trips.
- o. Q: Community, Concern about pattern of medivac helicopter and residence. A: Traffic pattern will be the same as current except the grade is elevated. The new pad will land in a safer environment.
- p. GL: So you are asking for a 40% increase in trips? A: Yes, but our plan is long term rather than the standard project which is a few years. We are giving our long term plan, we also haven't figured in traffic timing, super loop, and light rail.
- q. GL: Pointing out that the additional trips is the equivalent of 1,400 residential units or a 500k sf office building.
- r. DK: Do you subsidize transit passes? A: We do subsidize public transportation.
- s. DA: A short time ago we approved the UCSD expansion without the blink of an eye A: GL: they were within their allotted trips; however we did ask questions on Fire Department and I-5 expansion.
- t. AW: Will there be other medical offices not related to the hospital? A: General plan is that the offices are there to support the hospital.
- u. AW: What proportion of the built space will be directly related to the hospital? A: The goal is 100%.
- v. AW: I see a street closure for Voight drive. A: UCSD has requested that Voight drive be closed, they own it, it is not a public street.
- w. PK: Now we hear that there is only one in and out for the project, I do not see that accounted for in the EIR. A: There are three options explored in the EIR.
- x. DK: Other projects have bought ADT's. A: That would be like purchasing the value of a 500 sf building.
- y. AW: So you are asking us to approve a project that may have one roadway in and out? A: Yes, we would like to proceed with the EIR as is, however as the street is a private street there is little they can do until they work it out with UCSD.
- z. GL: Question on FBA chart, I think the chart would be more usable if you showed your projected phasing so that we could have an understanding of what years and amounts will be a contributed to the FBA. Second thing we need to be aware of that the contributions will go to projects that serve the hospital, diminishing the contributions of others.

**Motion:** Recommend approval of project subject to the applicant working diligently with UCSD on multiple access points and would like to see the applicant discuss their LEED goal by GL and seconded by PK.

**Vote: 12 in favor, 1 against, 1 recusal, motion passed.**

**10. Announcement of R-1-A results**

- a. Meagan Beale elected as UCPG director taking R-1-A position

**11. Announcements – Janay Kruger (Chair) (continued)**

- a. Regarding I-5 and Genesee Ave. Interchange, an update, Caltrans can redesign if needed

**12. Ad Hoc Committees**

- a. High Speed Rail – SG
  - a. No report
- b. Capital Power Plant – WG
  - a. Absent
- c. Bicycle Safety Committee - PK
  - a. No update
- d. Mid Coast Trolley – JK
  - a. Tech studies done, they are with the National Transportation Administration for review
  - b. EIR in 2012-2013
  - c. Update in January, new cost \$3.7 B
  - d. Route will go down Genesee and will have nine stations. New structure on Nobel, UCSD E and W station and a Genesee station in the median, Executive Dr. aerial station and Westfield aerial station, also plan to do VA station
  - e. They will be coming to all community groups and stakeholders meeting
  - f. SG: Where is the Nobel parking structure? A: JK, South of CPK in parking lot.
  - g. SG: Where on Genesee will they elevate the tracks? A: North of UTC

**13. Action Item: Alexandria Community Plan Initiation 40 acres Campus Pointe - Jason Moorehead, Alexandria, Carrier-Johnson**

- a. Project is at initiation stage requesting CUP of proposed project at 10300 Campus Pointe Dr.
- b. 30k sf of development per acre
- c. Review of Alexandria dedication to sustainability
- d. Executed 180k sf lease that leases current building at the site to 98%, expect to be fully leased in the next year and a half
- e. In the middle of an \$80M development including new fitness center, 200 plus person common conference center, and a five star restaurant by the Burlap group
- f. Will build in existing footprint, developing on 60% of property (see attachment)
- g. PW: Could you address ADT's? A: Traffic Engineer has started work.
- h. DW: What are you asking us to do? A: Initiation of a plan amendment. Q: Can you say something about the history of the limitation? A: His understanding was that while the plan was updated there were developments being proposed, but the TDM was determined at that time.
- i. BR: Looking at the parking, going to add more jobs than parking, it looks like an issue. A: Proposed parking meets city requirements.
- j. GL: Looking at it, parking will stay in the SR zone, but how do you account for the large increase in jobs? How do you increase people on site by 30% but barely increase the parking? Not expecting an answer now but something that should be part of the recommendation.
- k. GL: Discussion on how the TDM came about, what the proposal is as he understands it is that the community absorb the additional traffic generation. He thinks that the development should be done based on allocated trips. Over 40% of the site is not factored into the calculation due to its usability.

- l. JK: Issues as she hears them are parking, jobs, study of TDM, LEED platinum.
- m. AW: Looking at the most North Westerly building, will there be retaining walls? A: No.
- n. AW: How high will the parking structures be? A: 3-4 floors in height.
- o. AW: I see a road of some kind on the site that may have easement issues. A: There is an SDGE easement. AW: Where is this easement? A: I can't speak to the specific alignment at this time but will come back with a site map.
- p. NM: Where is parking now? A: All surface.
- q. BR: One thing to consider, SAIC buildings and what is going to happen with those properties
- r. DK: So you're doing a full EIR? A: We are not sure; we are doing a traffic analysis, but likely yes.
- s. DK: When will this be done? A: They have to submit a project.
- t. DK: Requesting specific considerations for traffic study
- u. PK: How did you come up with 30k sf? A: That is what is in the plan but the footnote reduces it to 18k sf.

**Motion:** Motion not to recommend initiation as the applicant needs to study how much can be developed with the 18k sf per acre by PK, and seconded by GL.

**Vote: 3 in favor, 10 against, 1 recusal, motion did not pass (MD absent for remaining votes).**

**Motion:** Motion to recommend initiation as presented by PW and seconded by DW.

**Vote: 10 in favor, 3 against, 1 recusal, motion passed.**

**14. Information item: Walk San Diego Complete Streets - Kathleen H. Ferrier**

- a. Absent

**15. Information item: UC High School Revegetation Program Video and Q&A**

- a. Review of program
- b. Project started 11/5/12

**16. Old/New Business**

- a. None

**17. Adjourn – 9:32 PM**

Submitted by:

Kristopher J. Kopensky, Secretary  
University Community Planning Group