

**UNIVERSITY COMMUNITY PLANNING GROUP**  
University Town Center – Forum Hall  
Executive Committee Monthly Meeting – Tuesday, October 9, 2012  
Minutes (Final)

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

Directors absent: Jana Fortier (JF), George Lattimer (GL), and Ryan Perry (RP).

- 1. Call Meeting to Order** – Janay Kruger (JK) at 6:06 PM.
- 2. Pledge of Allegiance.**
- 3. SDPD- Omar Sinclair**
  - a. Introduction
  - b. Reviewed contact information
    - a. Email: [osinclair@pd.sandiego.gov](mailto:osinclair@pd.sandiego.gov)
    - b. Desk: 858.552.1631
    - c. Cell: 619.756.2419
- 4. Agenda Adoption –**
  - a. Two Deletions, item 10 as their EIR is not out and item 11 at the presenter's request  
**Motion:** Motion to approve a submission for the City application for upgrading medians by AT and seconded by PW.  
**Vote: Unanimous, motion passed.**
- 5. Approval of September 2012 Minutes -**
  - a. CH: Remove "not" from section 8.c.i.  
**Motion:** Recommend approval of minutes as amended by DW and seconded by WG.  
**Vote: 13 in favor, 2 abstentions, motion passed.**
- 6. Announcements – Janay Kruger (Chair)**
  - a. KH: Made an announcement in regards to UCSD
  - b. FBA is done and published (in packet)
  - c. JF seat is vacated by her request as she is on leave. Looking for applicants for the Resident 1 seat by November 1, 2012  
**Motion:** Motion to apply for landscaping funds by PK and seconded by WG.  
**Vote: 14 in favor, 1 opposed, motion passed.**
  - d. Brian Gregory from UCSD is here, there is a good chance that we are not going to get the acre from UCSD needed to upgrade the I-5 and Genesee intersection
  - e. Brian Gregory: UCSD is not here to say that they are not working with Caltrans as the interchange is very important to UCSD. Issue is a bike path location, fuel tanks and retaining wall near fuel tanks, and thirdly, Caltrans identified a slope easement that was not previously identified. Goal is to work with SANDAG and Caltrans on completing the project
  - f. JK: Issue is window of time for funding of state money. You do agree that the interchange is important to UCSD? A: Yes it is important to all of us
  - g. AT: What is the total student count expected at the Campus? A: Around 30K
- 7. Reports-**
  - a. **UCSD – AD**
    - a. Community newsletter available
  - b. **Councilperson Sherri Lightner Office – Jesse Mays**

- a. I-5 intersection at Genesee is a priority for Sherri and she has let the Chancellor of UCSD know that it is an important issue to the community
  - b. \$250k is being added to the city budget for one time tree trimming of palms
  - c. Genesee Ave. paving was finished this week, traffic sensors will be reinstalled 10/22
  - d. Canyonlands issue will come to City Council next Tuesday
  - e. City Council does have the authority to add parcels that are not on the list
  - c. **Membership – JK**
    - a. Discussed sign in sheet and membership requirements
  - d. **Assemblyman Nathan Fletcher Office– Absent**
  - e. **53<sup>rd</sup> District, Susan Davis Office – Katherine Fortner**
    - a. Davis dispatch distributed
    - b. AT: Does the military get their ballots timely? A: This is a focus for Susan
  - f. **50<sup>th</sup> District Brian Bilbray Office – absent**
  - g. **MCAS Miramar – Kristin Camper**
    - a. Air show update, planes fly in on Wednesday through Monday, Blue Angels practicing on Thursday
  - h. **Planning Department – Absent**
  - i. **Public Comment**
    - a. Community Member proposing to buy a building on Governor, currently an office building, converting to house a school for special needs children
    - b. Will be applying for a CUP, there is a proposal to the current owner to purchase
    - c. TIEE.org is the organizations website
    - d. JK: What is currently in the space? A: Office space
    - e. DW: Did you say 22k sf? That seems like a lot. A: Yes, the space will also be used for student recreation; the majority of recreation is inside. The majority of children will be Autistic
    - f. PW: Is this a private company? A: It is a private not for profit organization
    - g. WG: Do you typically have issues integrating your space into neighborhoods typically? A: no
    - h. Loretta Spano, saying goodbye as she resigned to her board. She is moving to Mission Valley
    - i. Sean Schmidt, Willmark communities, they are planning to move on with their next phase. Loretta spoke about concerns in relocating residents. Options reviewed
    - j. Walk San Diego, looking for volunteers, review of program
    - k. Ray Ellis spoke of running for City Council
- 8. ACTION ITEM: Save our Canyonlands, 3 parcels of open space on the pending list, vote to add them to the dedication list**
- a. JK: Tried to get City here, they would not appear
  - b. PK: Move that we recommend the dedication of parcels K302P2, K302R2, K302P3
  - c. DW: Remind folks of his comment that this is a land grab and that we still have not heard from both sides of the argument as he has requested
  - d. AW: Review of his position from prior meetings in favor of approval of the motion
  - e. JK: Reviewed why this is on the agenda, it is a large amount of land that may have other use such as jobs
  - f. AT: Concerned that it may become another "sacred land" similar to Rose Canyon
- Motion:** Motion to recommend adding the 3 parcels reviewed to the open space dedication list by PK and seconded by CH.
- Vote: 12 in favor, 3 against, motion passed.**
- 9. Action Item: BioMed Innovation Center, PTS 270734, Process 5, CPA, SDP to amend SDP 9754 continued from 9/11/12 to review Amendment to the Mitigated**

**Negative Declaration, 7.07 acres** - Ryan Bussard, Perkins and Will and Allen Haynie, Haynie & Associates

- a. Review of status of project

**Motion:** Recommend approval of project as presented by DW and seconded by AT.

**Vote: Unanimous, motion passed.**

**10. Action Item: AT&T Hilton Torrey Pines, PTS 289104**

- a. This project was heard before. The project has changed in that it will add more trees

**Motion:** Motion to approve as presented by DW and seconded by MD.

**Vote: Unanimous, motion passed.**

**11. Action Item: La Jolla Crossroads II Community Plan Amendment, Rezone from IP-1-1 and RS-1-14 to RM-3-9, PDP, SDP, Vesting Tentative Map to construct 472 residential condominiums with deviation to bldg. height and remove Prime Industrial Lands designation on a 7.93 acre site at 9015 Judicial Dr within the University Community Plan, Airport influence area, FAA Part 77, CPIOZ A Prime Industrial Lands. EIR PTS 258190 Process 5** - Dee Snow, Garden Communities,

Brandy Alvares, Applicant

- a. Vice Chair WG chaired this portion due to a conflict with JK's business
- b. WG will not vote on this item
- c. The EIR has not been released for review
- d. Review of the project
- e. Project reduced from 472 - 309 units, this was based on concern from Illumina on the proximity from their project
- f. Update on EIR, final has been prepared and submitted to the City. The City has approved the EIR and Garden Communities is working with the City on comments
- g. The 472 unit project had traffic/paleontological issues/ and noise issues. The revision to 309 units reduces traffic by 978 ADT's, Noise impact is the same, paleontological resources issue has been reduced as there is less subterranean garage
- h. Review of Alexandria's support of the project, representatives from Alexandria available at the meeting
- i. Review of urgency of timing. Their schedule has them going to planning commission November 1 so a vote is requested and preferred
- j. Review of subcommittee findings
- k. AW: Concerns from the sub committee; use change from SR to residential, question of neighboring concerns, suitability of sight for residential (air quality, noise, impact on community facilities, traffic). Subcommittee received answers to these questions only several hours before today's meeting. The majority of the committee was willing to support the project with conditions. Conditions were noise and public facility impact
- l. PW: Does not understand comment in item 3 of response to letter from UCPG as she does not understand how the FBA contribution satisfies the impact to community facilities as there is no available land. A: This is a response that is given from the City as well as the funds can contribute to extending usability of current recreational areas
- m. PK: How big is the "private park area" now? .75 acre
- n. PW: Who are you marketing to? A: 60% residents that live and work in the area, 20% students, balance is senior and military. What have you done to improve the soundproofing? A: The 1500 existing units have residents that are ok with the mitigation of noise as they are at or near 100% occupancy. The new development is adjacent to existing units, they feel the noise issue will be mitigated the same. Some mechanisms used to mitigate; sound rated windows, dual pane window, added layer of gypsum, all dependent on noise study results

- o. AW: Recommendation of subcommittee was to support approval, with recommendation that additional sound proofing be added on face of project that faces Miramar and second that more land be dedicated to public space
- p. CH: It was his impression as the subcommittee was 50%/50% on the need for conditions. Subcommittee was not in disagreement with CH statement.
- q. JB: Comment that regardless of FBA fees, the additional maintenance and support required by additional residents will not be paid through FBA. A: Additional tax revenue will be generated by this development that could support the additional maintenance
- r. SG: Not opposed to the project, sharing the fear that property taxes may not go into the appropriate areas.
- s. CH: One of his original oppositions was that of the impact of rezoning. He now sees that there is a need for more residential space, he would also like to hear from Alexandria
- t. Alexandria representative: Alexandria was originally concerned with impacts on their neighboring property; however Garden Communities has been very cooperative in addressing concerns and requests. Alexandria would like to see FBA funds funneled to Nobel Park. Alexandria is also interested in contributing to maintenance of Nobel Park
- u. Garden Communities is transferring trips to Alexandria which will allow them to develop 120K of RSF space
- v. PW: Is garden communities willing to contribute to maintenance of Nobel Park? A: Garden communities is interested in exploring it
- w. PK: The question is not using FBA funds for maintenance but possibly a \$200k contribution from Garden Communities
- x. DW: Finds the asking for a contribution repugnant as it is like holding a gun to someone's head. 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
- y. PW: Does not feel that we are holding a gun to someone's head as there is an impact on the community that we need to address
- z. SG: Disagrees with DW comment
- aa. DK: Question of trip transfers, are they coming from Costa Verde? A: Yes they will be transferred

**Motion:** Motion to approve the project with two recommendations; add extra soundproofing on windows that face MCAS, and secondly explore the possibility for Nobel Park maintenance contribution by AT, and seconded by DW

**Vote: No Vote as Substitute motion was proposed.**

**Substitute Motion:** Amend the secondary part of the original motion by changing the second recommendation to read "recommend that Garden Communities set aside a separate community benefit fund, targeted to the maintenance of the North UC library and fields" by AW and seconded by PK.

**Vote: 7 in favor, 6 opposed, 1 recusal, motion passed.**

## 12. Ad Hoc Committees

- a. High Speed Rail – SG
  - a. No report
- b. Capital Power Plant – WG
  - a. Spoke with William Mitchell who works for Competitive Power Ventures, they are no longer associated with Capital power, looking for a Capital Power contact
- c. Bicycle Safety Committee - PK
  - a. No update
- d. Mid Coast Trolley –WG

- a. No update
  - e. Scripps Health – J. Kruger
    - a. Waiting for EIR
- 13. Old/New Business**
- a. CH: Can the UCPG send a letter to the City stating that there were more people in support of the project? This question was discussed but left unresolved

**14. Adjourn – 9:02 PM**

Submitted by:

Kristopher J. Kopensky, Secretary  
University Community Planning Group