

UNIVERSITY COMMUNITY PLANNING GROUP  
University Town Center – Forum Hall  
Executive Committee Monthly Meeting – Tuesday, March 11, 2014  
Minutes (Final)

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice-Chair), Kris Kopensky (KK) (Secretary), Nancy Groves (NG), John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Pat Wilson (PW), Sam Greening (SG), Ash Nasserri (AN), George Lattimer (GL), Marilyn Dupree (MD), Petr Krysl (PK), Lynne Guidoboni (LG), Bruce Rainey (BR), Kyle Heiskala (KH), Kristin Camper (KC), and Anu Delouri (AD).

Directors absent: Andrew Wiese (AW), Ryan Perry (RP), and Jason Moorhead (JM).

- 1. Call Meeting to Order** – Janay Kruger at 6:14 PM
- 2. Pledge of Allegiance.**
- 3. Agenda Adoption –**
  - Motion:** Motion to approve as presented by MD and seconded by PK.
  - Vote: Unanimous, motion passed.**
- 4. Approval of Minutes – February 2014**
  - a. PW suggested several grammatical changes as well as separating 16.a. into two parts and adding proximity to the question in 20.c.
    - Motion:** Motion to approve as amended by MB and seconded by PW.
    - Vote: Unanimous, two abstentions, motion passed.**
- 5. Announcements** – Janay Kruger (Chair)
  - a. KH: Announcement regarding new fee system for the UCSD bus system
  - b. PG Chairman attended meeting with the City, topics discussed included:
    - a. Conflicts between municipal code and planning groups process
    - b. City amending general plan on noise and fire policy
    - c. Initiation of a general plan amendment change allowing planning groups to appeal decisions that are made by planning commission
- 6. SDPD-**
  - a. Introductions
  - b. Available for questions
- 7. Election: Candidates Presentations**
  - a. R1A Meagan J. Beale, present
  - b. R2A Janay Kruger, present
  - c. R3A Open Seat 2 candidates
    - a. Donna Andonian, spoke
    - b. Alice Buck, spoke
  - d. B1A John Bassler, present
  - e. B2A Ash Nasserri, present
  - f. B3A Ryan Perry, absent
- 8. UCSD– AD**
  - a. Distributed and reviewed UCSD Community Update
  - b. Community: Comment about adding a fire station on campus as part of the EIR. A: Understood the need and working with Councilmember Lightner on a solution
- 9. Membership Report** – John Bassler
  - a. Elections in progress
  - b. Attendance sheet available
  - c. Review of membership policy and election requirements
- 10. Councilperson Sherri Lightner Office** – Mel Millstein
  - a. Staffing of Police Force, Fire and Lifeguard increasing

- b. Medical Marijuana dispensary ordinance approved 8 to 1
  - a. Four allowed per council district
  - b. Not allowed in Downtown and Hillcrest
  - c. Not allowed 600' from playgrounds, schools, churches
  - d. Applicable in industrial zones only, none in UC
- c. Food truck ordinance passed
  - a. Must be 25' from intersection
  - b. trash receptacles 4' from curb
- d. Presentation to Marilyn Dupree for nine years of service

**11. Supervisor Dave Roberts-** Absent

**12. State Senator Marty Block –** Absent

**13. Assemblywoman Toni Atkins –** Absent

**14. 52nd District, Congressman Scott Peters-** Absent

**15. MCAS Miramar –** Kristin Camper

- a. Colone! Farnam will be at the next UCPG meeting
- b. CLF group meeting will tour the KC-130 squadron, March 20th from 9-10
- c. PK: Is there a firing range on the base? A: Yes. What sort of munitions? A: Smaller stuff, M-16's

**16. Planning Department –** Dan Monroe - Absent

**17. Public Comment –**

- a. Troop 11 Boy Scout spoke regarding Genesee avenue v-calm at Genesee and Calgary
  - a. SG: Why just northbound and not southbound? Mel Milstein (MM): Typically these are on both sides, we can help find the funding
  - b. Community: Perhaps the southbound should be near Decoro
  - c. JB: Have traffic studies been done on the area? MM: Typically Engineers favor them
  - d. JB: Has there been a traffic study in this area? MM: There is one but I don't have it on hand
  - e. NM: Will it adjust to 25mph at school hours? MM: Not sure that they have units that can adjust for the time of day

**Motion:** Motion to support the project by MB second by MD.

- f. PK: Concerned that it will not do much good

**Vote: 13 for and 2 against, motion passed.**

- b. Community: Looking for the farmers market? A: JK: They are looking for a place

**18. Action Item: Monte Verde Substantial Conformance Review-** Tim Smith, Architect, Togawa Smith and Martin, Inc.

- a. Review of project
- b. JK: Subcommittee had several suggestions, list provided
- c. Discussion on invasive plants
- d. Garden communities: Appreciates the feedback and will take the comment and try to work with it but will have to do what the City approves
- e. MD: Concerned about the exit, where is that at? A: Near the "Strip Club" parking lot
- f. Project will be built in phases, starting with building A
- g. Community: Is there discussion about pedestrian bridge being added at LJVD? A: Yes
- h. Community: Concern about traffic that the construction will cause and removal of Genesee bridge. A: We are not taking down the bridge across Genesee, that is the trolley work. We are complying with requirements
- i. Community: Will the housing units be for sale or rent? A: They will be built as condos but will likely be converted to rentals. 35% studio, 40% one bedroom, 15% 2 bedroom
- j. Community: How many parking stalls? A: Over 750 at over 2 per 1,000 sq ft
- k. GL: Concerned with the congruence of the existing restaurant and the building D. Garden Communities spoke with the building owners but couldn't get them to agree

- I. GL: Also concerned that we include moderately invasive plants as a required exclusion

**Motion:** Recommend that the SCR be approved with the recommendation of exclusion of all plants on the list recommended by the subcommittee by MB and seconded by NG.

**Vote: Unanimous, motion passed.**

**19. Information Item: Affordable Housing Fund Plan Fiscal Yr. 2015** - Tina Kessler, City of San Diego Housing Commission

- a. Asking for written public comment on the Affordable Housing plan
- b. Questions?
  - a. MB: Are there any areas that are concerning our region? A: Yes the fair housing fund is paid in to by development of residential units
  - b. Community: What's the definition of affordable housing? An affordable house to purchase or affordable rent? A: Focuses on scenarios where individuals pay over 35% of their income to housing, targets areas where area rents are over 65% of median income. Can be used for purchase and rental
  - c. AN: What is the method of assistance for purchase? A: Partner with over 100 loan officers to bring buyers to them. They work with them on the loans
  - d. GL: What is the proportion of housing in UC relative to the population? I know 15 years ago we were at about 15%. A: We have to get that information to you and provide it later

**20. Information Item: Regents Road Housing, 14 homes** - Brad Tuck, Alegria Real Estate

- a. Update, now the land owner, any issues can be addressed to me
- b. We are in the process of a plan that is similar to the one presented to UCPG last
- c. Plan will be ready for submission soon
- d. JK: I am still getting calls from the neighborhood, suggesting another neighborhood meeting
- e. JB: Agree as it may be good to see the revised plan. A: It is similar to the last submittal but no denser. Happy to set up a meeting

**21. Ad Hoc Committees**

- a. **High Speed Rail – None**
- b. **Super Loop – No Update**
- c. **Bicycle Safety**
  - a. JK: Aggressively working alternative 2 as discussed in our recommendation
- d. **Westfield Shopping Center Phase 2 – AW(absent)**
  - a. MB: We have had several meetings with Westfield. Met with traffic Engineer, likely to ask UCPG to make some recommendations on parking and traffic flow. The trolley will have two bridges from the east and west side of Genesee, wanting those to be usable as crossovers as well
  - b. PK: Does anyone else think Westfield has a parking problem?
  - c. MB: There will be more parking spots but the ratio stays the same
  - d. LG: Spoke of eliminating parking on LJVD as well as it is part of the valet
  - e. NG: Did they talk about taking out the old Nordstrom's store? A: No they are possibly putting someone else in the old Nordstrom

**22. Announce Election Results – BR**

- a. R1A Meagan J. Beale – won
- b. R2A Janay Kruger – won
- c. R3A Donna Andonian wins 35 to 4
- d. B1A John Bassler – won
- e. B2A Ash Nasserri – won
- f. B3A Ryan Perry - won

**23. Adjourn – 8:15 PM**

Submitted by:

Kristopher J. Kopensky, Secretary  
University Community Planning Group