

UNIVERSITY COMMUNITY PLANNING GROUP  
University Town Center – Forum Hall  
Executive Committee Monthly Meeting – Tuesday, May 13, 2014  
Minutes

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice-Chair), Kris Kopensky (KK) (Secretary), Andrew Wiese (AW), Nancy Groves (NG), John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Pat Wilson (PW), Sam Greening (SG), Ash Nasser (AN), George Lattimer (GL), Donna Andonian (DA), Ryan Perry (RP), Jason Moorhead (JM), Kyle Heiskala (KH).

Directors absent: Petr Krysl (PK), Lynne Guidoboni (LG), Bruce Rainey (BR), Kristin Camper (KC), Anu Delouri (AD).

- 1. Call Meeting to Order** – Janay Kruger at 6:07 PM
- 2. Pledge of Allegiance.**
- 3. Agenda Adoption –**
  - Motion:** Motion to approve as presented by JM and seconded by PW.
  - Vote: Unanimous, motion passed.**
- 4. Approval of Minutes – April 2014**
  - Motion:** Motion to approve by KK and seconded by PW. MB abstaining.
  - Vote: Unanimous, motion passed.**
- 5. Announcements Chair Letters/Meetings, CPC**
  - a. Request for Water Plant volunteer – MB volunteered.
  - b. JK: Relayed Miramar Report noting that they have right to fly west of 805 and recent flying pattern resulted in flying over South UC for 3 minutes that caused several calls to base. Apology was given for 4/24 flyover UC.
  - c. JK: UCSD would like to give tour of campus and medical facility on 7/7 or 7/14 from 11:00 am to 1:30 pm. JK suggested tour on 7/14 during lunchtime.
  - d. JK: SANDAG has station designs. Linda Vista, Clairemont and UC will be displayed at Trolley Workshop (possible date is 7/8 from 4-6 pm). Request was made that they display all 6 station designs for review.
- 6. UCSD**
  - a. Students are voting on Transportation Pass the following week. Includes buses, trolley and superloop for \$49.99 per quarter.
- 7. Westfield Shopping Center Phase 2 - AW**
  - a. Met last month for 6th time – reviewed plans and elevations by architects. Subcommittee pleased with results.
  - b. Discussed street parking, planting schemes, entrances, exits and traffic.
  - c. Westfield submitted revised SCCR to City and is preparing CDs for Subcommittee. After which we will respond and ask for additional material.
  - d. At this time, have not received comments in writing from Westfield.
  - e. Westfield will present at 6/10 meeting.
- 8. SDPD-**
  - a. Introduction and update on community.
- 9. Membership Report – John Bassler**
  - a. Attendance sheet reminder to sign-in.
  - b. Membership forms available
- 10. Councilperson Sherri Lightner Office – Absent**
- 11. Supervisor Dave Roberts- Absent**

**12. State Senator Marty Block – Alison Don**

- a. Sacramento news: Tony Atkins just became Speaker of the Assembly.
- b. Month where Governor's revision of budget comes out. More income available due to economic recovery.
- c. Discussed bills being introduced.

**13. Assemblywoman Toni Atkins – Absent**

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

**15. Planning Department – Dan Monroe**

- a. It was noted that Mission Valley update will be first and UC middle of next year. As more positions are brought back, projects will move faster.

**16. Regents Road Project – No updates.**

**17. Public Comment –**

- a. Request made to vote Yes on B&C to require 1 block buffer of playgrounds, etc., from toxic chemicals in Barrio Logan. Discussion ensued and suggestion made to go to Environmentalhealth.org for more information.

**18. Action Item: Nexus Esplanade Site Dev. Permit Amendment**

**Presenter: Michael D'Ambrosia, Gensler AIA**

- a. JM recused himself.
- b. Full team to present project, included Daryl Fulbright of Gensler.
- c. Site plan shown that included 3 level parking structure.
- d. Lee discussed plantings for this project and buffer area from buildings with screening trees, native trees, low maintenance, low water with combination of large massing shrubs and ornamental plantings close to buildings in keeping with plant palate of nearby property.
- e. Discussion ensued regarding replacing parking lots with parks, organic gardens, etc., as well as invasive versus non-invasive plant guidelines.
- f. Question raised regarding site map and traffic by Ken Samal with Senomyx, which is located nearby. Current increase in traffic is concern as to safety of people walking in area, parking, egress rights for road in front of building and parking structure inhibiting business activities with trucks coming and going.
- g. Tom Ashby of Genomatica, Inc., tenant near middle, concerned truck traffic not handled well. A lot of their traffic goes in from proposed 4764 parking structure.
- h. Designer wants to work with people.
- i. Nearby business runs multiple tasting panels with people coming and going throughout the day and there is concern that someone will be injured with people having to drive through the site to get to parking. Designer offered to restrict parking specifically for business in 4767. Was noted that 4767 and 4757 currently have sufficient parking and some of current parking will be lost. Comment made that new parking structures would be best located on Executive Drive.
- j. Parking structure is at corner of Nexus Centre Dr and 805. Traffic will be coming in from Executive Dr. Nexus median in way of coming in from Nexus. Noted that it might work for leaving from Nexus.
- k. JK noted median option that was used in another project and suggested all going to traffic people with the City to ask for median break as a group to have better chance of approval.
- l. It was agreed that having break in medium would be beneficial to traffic flow.
- m. Additional comment noted that trucks backing up to 4757 and 4767 would not have enough room for turn radius. Concern is safety and functionality re truck turn radius. 50 foot truck needs a lot of room.
- n. Discussion ensued regarding what will be seen from 805 and concern about glaring lights and ugly visual upon entering University City. Noted that distance between parking structure and edge of property is 25 feet. It was also noted that it would be helpful to see elevations of what it will look like.

- o. Clarification noted that request is for approval to move forward.
- p. They will meet with neighbors and schedule another time to request approval.
- q. JK will arrange to get everyone to the City regarding median break.
- r. **Motion:** Motion to continue the matter as parties work together by GL and seconded by RP.
- s. **Vote:** Unanimous

**19. Action Item: La Jolla Professional Medical Office (El Torito site)  
Site Development Permit**

**Presenter: Daniel Robinson Gensler AIA**

- a. AN recused himself.
- b. Presenter noted that topic of Medical Office construction in place of El Torito was on agenda in July and they are here to relay progress.
- c. Drawings were shown of proposed building and parking in front and on the edge of building. Landscape site picture also shown noting Magnolia, Palo Verde and Elm trees, as well as accent shrubs and other plants.
- d. Discussion ensued regarding use of low water plants. It was noted that plants currently there are not all low water and we would like to see low water plants.
- e. They are committed to be LEED silver building, may go higher. Dependencies were discussed.
- f. Status noted that all signed off by the City and waiting for environmental study.
- g. **Motion:** Motion to approve as presented by GL and seconded by JB.
- h. **Vote: No opposition (13-0)**

**20. Action Item: University Village Seniors Willmark  
Tentative Map 14 Lots**

**Presenter: Shaun Schmidt Willmark Communities**

- a. Asking to create 14 parcels where there are currently 1 for financial purposes.
- b. Working on grading and construction.
- c. Comments by committee members included that it seems crowded and unappealing with higher density close to the street. JK noted that it has already been approved.
- d. Question asked about staircase and safety concern. Was noted that there will be elevators to address safety.
- e. Question raised about condo possibilities later and response was that owners have no intention of doing condos.
- f. Each phase will have 80-120 units. 13 phases with 3 stories. Buildings off Governor will have 2 stories.
- g. Approval given for 796 residential and approximately 80 assisted. Building inspector still has to sign off.
- h. Noted that another owner owns middle of property for senior building use.
- i. Traffic concerns were discussed and response was that traffic study is done and that seniors do not drive as much.
- j. When asked what can be foreseen to result in subdividing property JK noted financing of loans.
- k. It was noted that change to condos would require a condo map be done and a new submittal process for approval which would be an extensive process.
- l. Discussion of common space ensued and request was make that they take a look at ability to change the look of the building.
- m. **Motion:** Motion to approve by PW and seconded by RP.
- n. **Vote: 9 in favor – 4 opposed**

**21. Ad Hoc Committees**

- a. **High Speed Rail – None**
- b. **Bicycle Safety- None**
- c. **Westfield Shopping Center Phase 2 – AW**  
(Spoke earlier after UCSD updates)

**d. FBA/DIF Committee On hold for traffic report**

- a.** On hold – working on threshold issue.

**22. Old Business/New Business**

- a.** Trying to Confirm Trolley Station Design Workshop (UCSD and SANDAG), Kilroy Project, Alexandria, The Children’s Workshop/CUP., University Apts., East (27 apartments) , Alegria Homes
- b.** Fire Station in due diligence stage – meeting with various people regarding updates.
- c.** In & Out Burger – Any information on Genesee & Governor location discussion? (International City Bank rumored as location, however, half of building is leased).

**23. Adjourn – 8:25 PM**

Submitted by:

Donna Andonian, Acting Secretary  
University Community Planning Group