

UNIVERSITY COMMUNITY PLANNING GROUP
University Town Center – Forum Hall
Executive Committee Monthly Meeting – Tuesday, **November 18, 2014**
Minutes (Final)

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice-Chair), Andrew Wiese (AW), John Bassler (JB), Nan Madden (NM), (PW), Donna Andonian (DA), Jason Moorhead (JM), Kyle Heiskala (KH), Bruce Rainey (BR), Kristin Camper (KC), Anu Delouri (AD),(PW), Kris Kopensky (KK), Ash Nasserri (AN), Petr Krysl (PK), Caryl Lees Witte (CW), Nancy Groves (NG), Sam L. Greening, Jr. (SG), Lynne Guidoboni (LG), Alison Barton (AB) and George Lattimer (GL).

Directors absent: Ryan Perry (RP), Dan Monroe (DM).

- 1. Call Meeting to Order** – Janay Kruger, Chair, at 6:00 pm
- 2. Pledge of Allegiance followed by Moment of Silence**
- 3. SDPD** – Officer Hesselgesser
 - a. Introduction and update on community.
 - b. Person in custody re previous assault.
 - c. Reminder to lock windows.
 - d. If something suspicious is seen call 531-2000. For crime in progress call 911.
- 4. Agenda: Call for additions/deletions: Adoption**
 - a. JK: 9th update to clean up code in packet – adopting 15th or 22nd of next year.
- 5. Approval of Minutes – October 2014**

Motion: Motion to approve by DA and seconded by KK.
Vote: Unanimous
- 6. Announcements - Chair Letters/Meetings**
 - a. Marijuana dispensary on Roselle St.
If any problems arise we can oppose use permit. JK asked if anyone has an issue with location and no issues were noted.
 - b. CPC Report
Land use plan.
 - c. Water Conservation
MB reported on monthly meetings re pure water program as member of planning group. Very large infrastructure program. First probe: Water imported from other areas – earthquake, etc. disruption concern noted. Second: Waste water treatment plant. May not get it and City would need to do a lot of treatments and improvements. Alternative plan is similar to program in North County with no problems. Water is pure. Will be safe, will sustain local water supply and improve waste water program. City Council today unanimously approved one in North City, South Bay and Harbor Drive to be done by 2035. Sheri Lightner is a leader on water conservation, desalination and reclaimed water. Grey water noted for watering plants. City will apply for water funds.
- 7. Updates:**
 - a. **UCSD** – Anu Delouri
 - a. Reviewed Open House scheduled for November 19th in Forum Hall and is hoping people can attend to learn about what is happening on campus. Early design of construction will be shown and refreshments will be served.
 - b. **Membership Report** – John Bassler
 - a. Encouraged sign in. Sign in sheet is on the table and membership forms are available. Asked to fill out form if address has changed.
 - c. **Councilperson Sherri Lightner Office** – Mel Millstein
 - a. Lawsuit won re infrastructure bond. Will have more money for infrastructure, fire stations and includes University Village tot lot.
 - b. Library hours extended by 4 hours throughout week.
 - c. State enacted ban on plastic bags. Sheri Lightner will be at Sprouts on December 17th from 4:00-6:00 pm handing out reusable bags.

- d. Question asked re expanding Stanley Park rec center and was noted that it was not part of bond above.
 - d. **Supervisor Dave Roberts** – Wesley Moore
 - a. None.
 - e. **State Senator Marty Block** – TBA
 - a. None.
 - f. **Assemblywoman "Speaker" Toni Atkins** – Deanna Spehn
 - a. None.
 - g. **52nd District, Congressman Scott Peters** – Hugo Carmona
 - a. None.
 - h. **MCAS Miramar** – Juan Lias/K. Camper
 - a. Station commanding office to be at January 13th meeting.
 - b. Several homecomings and deployments noted along with appreciation of community understanding.
 - i. **Planning Department** – Dan Monroe
 - a. None.
- 8. Public Comment** – Non-Agenda Items 3 minutes per speaker.
- a. BB passed out informational item noting meetings had taken place for a couple years regarding Stanley Park sound stage. Redoing Swanson pool reviewed and outdoor pavilion noted. Committee hopeful that bond options will be available and that citizens will contribute. Information noted regarding strong likelihood that this could happen within the next few years.
 - b. It was agreed that it will benefit students and families.
- 9. Biocom – Person that was to attend was sick and not able to attend. JK read letter in packet on his behalf. Biocom has concern re Kilroy Realty that wanted to change scientific research to medical office.**
- 10. Action Item:** Fire Station 50 in North UC
Sub-Committee Report: Ash Nasser
- a. Walked plot – Nobel Drive near Lucera with subcommittee and Mel.
 - b. Second Fire Station location discussed is east of Genesee and west of 805.
 - c. The subcommittee's recommendation is to not appeal.
 - d. Would like the City to look at certain criteria to include:
 - Two story options.
 - Traffic impacts.
 - Side contours to minimize noise.
 - Maximize transparency.
 - Minimize impact on vernal pools and other nature.
 - e. Would like to see any mitigation to remain in University City and have Planning Group involved.
 - f. Elif Cetin, City of San Diego Public Works, in attendance.
 - g. JK – Is this acceptable to City?
 - h. City response was yes.
- Motion:** Motion made that the group recognize and accept points (6) recommended by AN and seconded by LG.
- PK: Noted that there are 7 points with mitigation being the 7th point.
- City: Will relay if there are any things that are not able to be addressed.
- AW: Noted that if entrance is on Nobel, would like to not have a median break.
- Response: Yes.
- AW: Noted parking.
- City: Will make this part of FC.
- City: First course of action is to hire consultant for design and will hopefully be done by end of January and will then report back to UCPG.
- Motion:** Approved that UCPG recognize and accept points (7) recommended.
- Vote: UNANIMOUS**
- 11. Information Item:** Sewer Repairs 798 **CONTINUED**
- a. City Public Works Dept.

12. Information Item: MTS New Bus Service

Presenter: Stacie Tharp, MTS Coordinator - Mark coming for MTS

- a. Update on changes that MTS and SANDAG has made.
- b. Showed drawing of new rapid service buses. Noted faster buses and more amenities on buses and at transit centers.
- c. Route 237 operates between Rancho Bernardo and UCSD. Park and ride stops at La Jolla Village Drive and Genesee.
- d. Buses faster than current because they stop less often and have priority at signals.
- e. Changes re UCSD noted. Gilman transit center on campus is double capacity to handle transit service. New rapid transit 237 does serve this center. UCSD has seen substantial increase in ridership. Landscaping and shelters to go in and should be done next month.
- f. Second change associated with UCSD was noted regarding the fee students voted on in regard to Pass program that opens up transit for access to UC students. Super Loop has seen 28 percent increase in ridership. More information to come.
- g. Construction of new transit center scheduled to begin late January. Will be moving transit center from current mall location to La Jolla Village Drive and Esplanade.
- h. Question: Super Loop has been more crowded. Are they looking at ways to handle this by offering additional options?
- i. Answer: Previous years had extra buses to handle capacity. Working with SANDAG at replacing Super Loop with buses like articulated/rapid transit buses.
- j. Question: How many a day?
- k. Answer: 9,000 and was 7,000 per day.
- l. KH thanked Mark for all work done and noted every student rider takes cars off the road.
- m. KH noted landscaping that needs to be modified to improve area where students line up to get on buses.
- n. KH stated that classmates have noted that MTS drivers have not been polite to bike riders.
- o. Question: Is there less of a loss?
- p. Answer: About 42 percent covered under rider revenue. Other 58 percent covered under other ways.
- q. Fee that students voted on covers the right to ride on any services throughout the system.
- r. Request: Bus situation by residents was noted as miserable. Express buses to downtown are limited and would like to see improved.
- s. Answer: Agreed and comes down to level of funding based on ridership. Other factors are geographical. These comments often heard from people in large eastern cities.
- t. Request: South UC does not have much bus service other than Genesee. Would like to see reasonable route to service neighborhoods with no service. Seniors would benefit.
- u. Answer: Current funding includes Transnet that helps fund rapid transit and trolley.
- v. JK: Last time brought up with transit official reply was not enough ridership.
- w. Request: Might be worth looking at alternative options that are public sector. Also noted was UTC transit plans to put buses on streets and there is concern with safety of people darting across streets.
- x. Answer: Safety issues are being reviewed.
- y. JK: Met with SANDAG regarding entrances near Esplanade.
- z. JK: Working out details with SANDAG and trolley people to make in and out driveways work. Very confusing and deal is not done yet. Hopefully SANDAG is coming in January with station design. Details still need to be resolved.

13. Action Item: Municipal Code 9th Update

JK: Information is in your packet, please make comments at the end of the meeting.
We all need to study Land development code.

14. Information Item: La Jolla Shops Substantial Conformance Review

A portion of the Center, upgrade, remodel Process I PTS 387040

Presenters: David Reinker, SGPA Architects

- a.** Slides were show with aerial shot.
- b.** Office, retail and 33 apartments on second level.
- c.** Currently has major tenants including CVS pharmacy and Whole Foods.
- d.** Showed proposed site plan.
- e.** Reviewed buildings being removed.
- f.** Proposed renovation that adds parking with two way traffic.
- g.** Widening sidewalk in front of Whole Foods noted.
- h.** Building elevations shown.
- i.** Projects benefits:
 - a.** Adding 36 parking spaces.
 - b.** Reconfiguring every parking space for easier circulation.
 - c.** Improving pedestrian circulation.
 - d.** Providing modern exterior features.
 - e.** Adding new trees near streets and in parking lot.
 - f.** Timeline: Construction to begin 2015 and complete in 2016.
- j.** Comment: In the middle of the day parking is challenge.
- k.** Response: All stalls will be standard.
- l.** JK noted parking behind Whole Foods and problem accessing due to storage containers.
- m.** Response: Encouraging employees to park there and containers are being cleaned up.
- n.** AN: Worked there for a number of years and noted employee parking needs. Noted mid-day parking problem. Not sure if adding 36 spaces are going to be enough. Noted lack of crosswalks resulting in need to walk through parking area and safety concern. Noted entrance congestion and additional concern for safety.
- o.** Response: Widening sidewalk in front of Whole Foods. Showed walkway from Whole Foods in-between parking.
- p.** JK: Asked if possible to arrange for employees to park offsite during Thanksgiving to Christmas holidays.
- q.** Answer: Well bring this up.
- r.** Question: Can there be angle parking?
- s.** Answer: Straight thought to be more accommodating.
- t.** Noted that parking is tight.
- u.** PK: Asked if trolley building has been considered in addressing parking.
- v.** Answer: Has some impact but still working out what it is.
- w.** PK: Egress and ingress – very difficult to get northbound on Village La Jolla. Is it possible to get another egress/ingress on Nobel?
- x.** Answer: Tried that but had poor response due to potential for people to try to cut across 3 lanes to turn left from Nobel/Village La Jolla light (e.g., towards Trader Joe's).
- y.** Question: Do you have a plant pallet yet?
- z.** Answer: We do have a landscape plan.
- aa.** Question: Can you email it?
- bb.** Yes.
- cc.** Question: How many sq. ft. do you have now?
- dd.** Answer: Residences going from 33 to 30. Going up 2.2 percent.
- ee.** Question: Residences at time built were supposed to be integrated mixed use. Is separating residential better?
 - ff.** Answer: Believes that is of best use. This is one of the first that has done this and is being done more and more in other cities.
- gg.** Question: Are you putting any solar in?
- hh.** Answer: Looking at that. The tenant may want that and will be looking into further.
 - ii.** JK noted that height could be a factor due to limitations.
- jj.** Comment: Mixed use is great, but need to consider safety issues such as fires from a restaurant below.

- kk.** Question: Could there be pedestrian access for people parking behind beauty shop and other stores?
- ll.** Answer: Will review and also look into having employees parking in back.
- mm.** Question: What is being done to help people be more aware of parking?
- nn.** Answer: Will be looking at that.
- oo.** Question: Will pedestrian options be improved?
- pp.** Answer: Yes, showed options for pedestrians.
- qq.** Question: How is Nobel access improved?
- rr.** Answer: Reviewed adjustments.
- ss.** Question: Is there a timeframe restriction for deliveries?
- tt.** Answer: Will look into that.
- uu.** Question: Are you using the same number of traffic trips?
- vv.** Answer: Adding a few. City has asked for study of 9 nearby re impacts.
- ww.** Question: What are the current ADTs? 800 may be a little or a lot depending on comparison to current.
- xx.** Answer: Do not know current ADTs.
- yy.** JK: Taking comments back with building permits?
- zz.** Answer: Yes.

15. Information Item: Alegria Regents Road Housing (10 homes on Regents Road)

Presenter: Brad Tuck from Alegria [Jon Olson, DGA-MV Architect not on agenda]

- a.** Development plan submitted to City.
- b.** Recently work has been done on property in conjunction with Fire Department – fire preventive work on slopes.
- c.** Received comments along the way.
- d.** Lots 6,000 sq. ft. and houses 10 feet apart.
- e.** Hopes in January will be in position to bring to the group.
- f.** Question: What are you proposing to build?
- g.** Answer: 10 homes – two stories – 2,000 sq. ft.
- h.** Question: Heard asking for deviations. Width of lot and distance of structure from street. Normally 15 feet and heard asking for less.
- i.** Answer: Garages are all 15 feet back from the street. Architectural features between street.
- j.** Comment: Street parking concern noted.
- k.** JK: Comments can be entered on the web at nextdoor.com and Brad will be available for questions after meeting.

16. Information Item: ALEXANDRIA'S University Town Center Submarket

Alexandria Center for Life Science at Campus Pointe

- a.** Overview given of project at Campus Point.
- b.** Slides shown of project area at end of Campus Point Drive. Other buildings owned were also shown on slide.
- c.** 3.3 million sq. ft. in San Diego.
- d.** History – improvement from original building.
- e.** Slides shown of urban garden used for restaurant on campus.
- f.** Tore out parking lot and created sub terrain fitness center.
- g.** Slide shown with drawing overview of campus.
- h.** Landscape architect described how campus is more pedestrian oriented and reviewed plant amenities, bio soils, using light colored materials, edible gardens, electric car stations, drought tolerant and noninvasive plants, large Torrey Pines, array of shrubs and succulents.
- i.** Noted that Architect work won Orchid and Onions Award.
- j.** Site development permit in for review right now.
- k.** Slide shown with proposed scope of work.
- l.** Parking noted below buildings and structure.
- m.** Gensler architect reviewed campus pedestrian strategy and showed connectivity for pedestrians to various buildings that includes walkway bridge.
- n.** Noted energy benefits and high performance glazing.
- o.** Showed view from freeways.

- p.** MHPA (multiple habitat planning area) includes private and public land – multi species where habitat is protected. Boundary line correction and adjustment noted, stating minor amount of impact to habitat.
- q.** Question: Can you show habitat impact area?
- r.** Response: Showed area on slide.
- s.** Question: Was all mitigation local?
- t.** Answer: Yes.
- u.** Section 4 – Traffic.
 - a.** Was asked to come up with robust traffic program.
 - b.** Opportunity on site to promote rideshare program, biking, subsidized transit passes, priority carpool parking, carpool incentives such as voucher at restaurant for carpoolers and possible gift cards. ECO pass program. Shuttle systems – how to get employees onsite from UTC transit center. Possible DECO bike station – if not this, will develop bike station. Best workplaces for commuters program – like LEAD certifications. Expect vehicle trips to be reduced by 26-31 percent.
- v.** Anticipate next project will achieve architectural and other awards.
- w.** Questions: How do you monitor low vehicle emissions vehicles?
- x.** Answer: They actively monitor in various ways.
- y.** Comment: Pathway in front of project into building is not easy to find and people are walking through plants.
- z.** Response: Reinforcing pedestrian routes.
- aa.** Currently includes 450,000 sq. ft. and asking for another 270 sq. ft.
- bb.** Project component will have strong and robust TDM program, specific mitigation component will be eliminated.
- cc.** 70-80 percent of new trips would be reduced and is based on what is being added.
- dd.** Question: Have you committed with neighbors to confer on shuttles, e.g., QUALCOMM, UCSD, etc.?
- ee.** Answer: Have done some reach out.
- ff.** Noted bike path will be much safer from UCSD to Coaster station.
- gg.** Question: What kind of traffic numbers are available and how will it affect Genesee? Noted traffic is a major concern of residents.
- hh.** Answer: Traffic studying is ongoing with City. Anticipating I5/Genesee interchange, TDM program. There are no significant impacts. Mitigations are Campus Point Drive to 4 lanes, improvements to La Jolla Village Drive and Genesee and interchange improvements. All of this information will be available once traffic study is done.
- ii.** Question: Will shuttles be frequent?
- jj.** Answer: Yes, this is still under discussion and being explored. More information will be available with TDM plan.
- kk.** Photos shown of fitness center and cafes created uniquely resulting in people on site not leaving during the day due to amenities and are able to avoid heavy traffic by going to gym, etc.
- ll.** Question: What bike facilities are available?
- mm.** Answer: Bike storage in and outside the building. Showers are also available.
- nn.** Question: Have you explored the option with other employers re eco paths?
- oo.** Answer: That is a good idea and will explore.
- pp.** Question: What happens to community garden?
- qq.** Answer: Will be located where people walking from parking structure to building will walk through garden.
- rr.** Question: Was entry from City owned parcels considered?
- ss.** Answer: Discussion ensued.
- tt.** Question: Are 2,200 additional trips expected?
- uu.** Answer: Yes.
- vv.** Comment: Would like to see trips in the community go to this company rather than another that is not so conscientious.
- ww.** Question: How do you account for vacancies? When buildings are filled there will be more traffic.

xx. Answer: In our existing condition, when long term traffic models are established, trips will show up.

yy. Referenced SANDAG site for additional information on model computation.

zz. JK: Will you be coming back in January?

aaa. Yes.

bbb. JK: When will EIR be done? Will it be ready on 1/13/15?

ccc. Answer: Submitted EIR for review. City should have round of review done early January.

ddd. Answer: If traffic is major focus, traffic should be ready in January.

eee. JK: Caltrans, SANDAG, Spectrum and Alexandria will probably not all be ready in January.

fff. Question: It would be nice if we had some proof of how it is working today. If we take all of Campus Point into consideration, what is impact on others on Campus Point, particularly due to peninsula?

ggg. Answer: Will review all questions.

17. Action Item: Kilroy Realty, LP - CONTINUED

Community Plan Initiation from IP to II-2-1

PTS 291342 SR to Industrial to allow Medical Office

9455 Towne Center Drive

Presenters: Robin Madaffer, San Diego Land Law

18. Action Item: University Apartments East - CONTINUED

UPDATE: JK talked to Luigi's project manager John Fisher. He got in on Monday and needs 18 working days for staff to review changes. He feels there will be some comments and Luigi will have to respond.

JK recommends continuing to January 13th. Luigi agreed.

Presenter: Matt Peterson, Attorney Peterson & Price

Amend project, amend application, request to change October vote (15-0-1 to recommend denial)

Reduce height, reduce number of units, change architecture

19. Ad Hoc Committee Reports

a. Bicycle Committee - Petr Krysl and Andy Wiese

No report.

b. High Speed Rail - Sam Greening

No report.

c. Mid Coast Trolley - Janay Kruger

Hearing 11/21 to approve EIR.

20. Old Business/New Business

21. Adjourn – 8:52 pm

Next Meetings with topics to include Trolley Station Update, Alegria 10 homes, I-5 and Genesee Caltrans presentation start date in early 2015

December, 2014 - No Meeting

January 13, 2015 - Trolley Report

February 10, 2015

Submitted by:

Donna Andonian, Acting Secretary
University Community Planning Group