

UNIVERSITY COMMUNITY PLANNING GROUP
University Town Center – Forum Hall
Executive Committee Monthly Meeting – Tuesday, **October 14, 2014**
Minutes

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), Ryan Perry (RP), Nancy Groves (NG), Sam L. Greening, Jr. (SG), Lynne Guidoboni (LG) and Alison Barton (AB).

Directors absent: George Lattimer (GL) and Dan Monroe (DM).

- 1. Call Meeting to Order** – Janay Kruger, Chair, at 6:03
- 2. Pledge of Allegiance followed by Moment of Silence**
- 3. SDPD** – Officer Hesselgesser
 - a. Introduction and update on community.
 - b. Noted UTC bicycle thefts and 3 in custody with stolen property from Macy's.
 - c. October serious crimes included a robbery at gun point with kidnapping and a carjacking. All 3 suspects are in custody.
- 4. Agenda: Call for additions/deletions: Adoption**

JK – 8, 12 and 13 are off the agenda.
Motion: Motion to approve as presented by RP and was seconded by BR.
Vote: Unanimous
- 5. Approval of Minutes – September 2014**

Motion: Motion to approve by DA and seconded by MB.
Vote: Unanimous
- 6. Announcements - Chair Letters/Meetings**
 - a. Fire personnel here to discuss special meeting re Fire Station location and appeal notice.
 - b. City has new policies for Planning Groups – when City Council approves copies will be supplied.
 - c. November meeting change proposed by PK due to Veterans Day. Agreed – date will be changed to 11/18/14.
 - d. Update on 9/29/14 City Council Hearing.
 - e. Appeal Fire Station Study.
 - f. Appoint a replacement to Resident 2 Seat until March, 2015.
 - a. Vacancy in Resident 2 Seat and one applicant – Alison Barton.
 - b. Motion made by SG and seconded by KH to approve Alison's appointment.
 - a. Motion approved.
- 7. Updates:**
 - a. **UCSD** – Anu Delouri
 - a. Community Group update is available on website. Projects in construction stage highlighted. Scripps Oceanography campus will begin later this month.
 - b. Campus Open House on 11/19/14 will be in Forum Hall to introduce to the community and talk about current and upcoming projects on the campus.
 - c. UCSD commitment to conserve water. Several measures committed to restricting water usage. Turf is going away and adding drought tolerant landscaping to save millions of gallons of water a year.
 - d. Question: When will new hospital be ready? Answer: 2016 to include 245 beds.
 - b. **Membership Report** – John Bassler
 - a. Encouraged sign in – particularly if desire to run for a UCPG board member position.
 - c. **Councilperson Sherri Lightner Office** – Mel Millstein
 - a. Discussed water conservation and going into draught level 2 status. Schedule noted even and odd watering restrictions. For more information, search for water conservation on www.sandiego.gov.

- b. Governor Brown signed bill to ban plastic bags that Sherri Lightner worked on which will go into effect next year.
 - c. Governor and Genesee traffic safety improvements noted – median improved.
 - d. Question: Is there an email address to report water waste infractions? Answer: See website.
 - e. Question: Some streets were repaved a year ago and some were repaired. Are there plans to repave these streets. Answer: Based on budget, it is in the works.
 - f. Question: In regard to dual turn lane on Governor – why is there no longer a U-turn allowed? Why was community not asked for input? Is the U-turn take away permanent? Answer: There was not enough clearance with the changes and will be followed closely. Noted dual left turn lane over time will back up. Answer: Had been working on this for 4 years. PK asked Mel to put Carol in touch with City engineers. Noted that had sat through 3 cycles at the light. Response: This will be looked at.
- d. **Mayor Faulkner’s office.** Francis Barraza (Director of Appointments)
 - a. None
 - e. **Supervisor Dave Roberts** – Wesley Moore
 - a. None
 - f. **State Senator Marty Block** – TBA
 - a. None
 - g. **Assemblywoman “Speaker” Toni Atkins** – Deanna Spehn
 - a. None
 - h. **52nd District, Congressman Scott Peters** – Hugo Carmona
 - a. None
 - i. **MCAS Miramar** – Juan Lias/K. Camper
 - a. Juan Lias thanked community for support of the Air Show.
 - b. Noise complaint re flyovers and huge take off this morning. Response: Will look into. Noted that sometimes these are flights from other areas coming in.
 - c. Question: Is nursery owned by MCAS? Answer: Yes, lease will be up in future.
 - d. Thanks were noted by community for Air Show.
 - j. **Planning Department** – Dan Monroe
 - a. None
8. **Public Comment** – Non-Agenda Items 3 minutes per speaker.
9. **Information Item:** Fire Station 50 in North UC and possible sites in South UC.
- a. **Presenters:** Assistant Chief Ken Barnes, Fire Master Plans and Elif Cetin, City of San Diego Public Works
 - a. Discussion of Appeal of Environmental Determination and briefing on Fire Station locations.
 - b. Acknowledged this area is under served.
 - c. Good news is there is opportunity now for addition of new stations.
 - d. Elif reviewed scope of project.
 - a. \$14 million budget.
 - b. In process of beginning design process.
 - c. Hired environment consultant to give preliminary study.
 - d. Noted areas in mitigation and protected habitat.
 - e. 140 foot wide place of land.
 - f. Noted sensitive habitat area and area that needs to be preserved.
 - g. Main focus is on determining area.
 - h. PK: When Ken was here a year and half ago, was going to try to locate closer to 805. Group voted in opposition. Asked Ken to not spend any more money on that site. Now moving to western corner.
 - i. Ken: Most beneficial to fire department due to cul-de-sac.
 - j. PK: Is there enough room for you there?
 - k. Ken: Yes, can build on a small lot due to constraints.
 - l. PK: Budget?

- m.** Ken: If going up higher due to small site will cost more.
- n.** PK: Request 2 stations – one in both north and south University City.
- o.** BR: Does the funding of the FDA go into buying the land? Yes.
- p.** PK: UC certainly needs a fire station that does not cost the community a lot in regard to open space. That parcel is valuable piece of open space and would like to work with City to find a site more suitable.
- q.** Elif: 10,000 sq. ft. if one story. Will be looking into other design features.
- r.** PK: Would like to look into other parcels.
- s.** Elif: Not aware of any other location that complies with response times.
- t.** PK: Would like City to come to us to discuss location options before decision is made.
- u.** AW: In regard to response times, supports PK's point. Noted document given previously with the Fire Station on this site. Thinks we can do better on another site if we consider other possibilities. Would like to be assured that other possibilities are considered.
- v.** Ken: Amenable to re-evaluating data of response times for best location. Is planning on doing that anyway for south UC and can review response times for North UC.
- w.** Ken: Noted the challenge of agreement on location.
- x.** PK: Both correct.
- y.** Ken: Yes, particularly with Regents Bridge not going through, this gives more options.
- z.** AN: Previously noted agreement to be part of discussions. Noted in perpetuity.
- aa.** Ken: Intent of study was to see if there is possibility to build there.
- bb.** Meagan: There was not any communication on site determination. The study shows station needed in South UC first. We would like to move South UC site first, particularly because the North UC site is not desired due to various points.
- cc.** PK: Noted trips for UCSD, South and North.
- dd.** Ken: If going to spend the money, need to change the community plan.
- ee.** PK: Can North UC loan money so South UC station could be first?
- ff.** PK: North UC will pay for half of South UC station and loan would be for the other half that would be repaid.
- gg.** AW: Acknowledged need for 3 stations and thinks we are all in agreement to move forward. Planning should be long term goals and not limited to what is good for this year. All three stations should be planned in a more coordinated fashion and we would like to participate in this process. Acknowledged past and that site was noted as most environmentally sensitive site in UC.
- hh.** Ken: This is the only area that the department gave as meeting the response time requirements. Was told by City land experts that this was the only suitable location.
- ii.** Suggestion where park and ride is going or nursery on military land.
- jj.** Ken: Due to lease, it is hard to build because at some time will probably want to take the land back.
- kk.** AW: Environmental report seemed to miss covenant and 1996 restricted covenant registered with deed. Is there space outside of mitigation area?
- ll.** Elif showed map with strip along Nobel that is outside of the area and noted square can be changed to rectangular build. Consultants will be looking at options for building that does not cross the line.
- mm.** Meagan: How do you get around the mitigation of in perpetuity?
- nn.** Response: When asked to look at piece of land, study of area found western end does have some red areas that are fairly small and possibly able to

utilize and mitigate. Reviewed colored area and noted vernal pools that cannot be used.

- oo.** PK: What is the plan on how to move with this?
- pp.** Elif: Would like to hire consultant to review and be supported by the Planning Group. Plan to ask for subcommittee to work with them to collaborate on consultant's report. Would like to iron out details with the Planning Group.
- qq.** PK: We do have a committee – Ash is the Chair.
- rr.** Mitigation use discussed. Red is more sensitive but can still be mitigated with plan to avoid red area.
- ss.** NG: Does the land have to be limited to land the City already owns? What about parking lots or other options? Would like to expand site options.
- tt.** Elif: Parking lot was looked at but not available.
- uu.** KH: Are there any other more up-to-date maps that identify other restrictions.
- vv.** Noted: Will not learn deed restrictions until environmental report is done.
- ww.** KH: Does Nobel Park dedicated land include parking lot?
- xx.** Elif: Yes.
- yy.** AW: Skeptical of environmental and design footprint. What does an acre of property look like or the amount that you need in a long narrow space?
- zz.** Elif: Helix did not identify location area. The square was an example of area needed. If able to have a two story station, this will use less land and could end up using a long narrow site.
- aaa.** Ken: The experts say that this site could accommodate need. Possibly an in fill station.
- bbb.** Elif: Three different experts said yes it could be done on this site and one is being hired that is led by an architect.
- ccc.** Meagan: Can we know who?
- ddd.** Elif: Not until contract is signed.
- eee.** JB: Propose looking at options before spending more money.
- fff.** Elif: Suggest preparing response.
- ggg.** Barry: Noted Mayor made commitment of South UC to have fire station.
- hhh.** Ken: Noted this is not development decision and is a staffing decision.
- iii.** PK: Elif, will you put out a notice tomorrow?
- jjj.** PK: Would like to hold off on notice, so we do not have to appeal a site for a Fire Station. Could you meet with Ash and subcommittee in the next week or two to see if we can sort out financing?
- kkk.** Elif: Yes, we can do that. Am I correct you would like to postpone? We can work with that.
- lll.** AW: This is not to drag feet.
- mmm.** PK: Elif will contact Ash and committee, and not post notice until 11/19.
- nnn.** Noted: Does not care how it gets done, but South UC needs now.
- ooo.** Question: How about one of the four gas stations at Governor and Genesee?
- ppp.** Ken: Without Regents Bridge, will be able to look closer at Governor locations.
- qqq.** Question regarding EMT availability. Answer: Ken noted they are moving around and whichever unit is closest will be sent.
- rrr.** PK: Agreement by all that nothing will go out until 11/19

10. Action Item: The Shops at La Jolla Substantial Conformance Review - **CONTINUED**

a. Presenters: David Reinker, Architect SGPA

a. PTS 387040 A portion of the site

11. Action Item: Costa Verde - Initiate a Community Plan Amendment

a. Presenters: Dee Snow, Project Manager

a. Garden Communities.

- b. Requesting initial community plan amendment.
- c. Issue they want to study requires plan amendment.
- d. Dee: Eliminate pedestrian bridge and in turn will give 2 million dollars to UC to use as seen fit.
- e. Dee: This is initiation process, with multiple processes that will take about 6 months before coming back to Planning Group. Will have many facts at that time. This is request to initiate.
- f. Description given via map and early community plan that included 4 pedestrian bridges. 3 have been built. Bridge that is missing was made into requirement by Monte Verde project. Since then trolley design down Genesee south of Esplanade Court and 2 bridges on Genesee will need to be taken out. Benefit of trolley is that 2 trolley stations on Genesee will have their own bridges (2 at each station). Earlier design was not as far south.
- g. Location requested to be eliminated is from Marriott parking garage to Monte Verde parking lot.
- h. PK: It was noted that with new plan not many people will want to cross here.
- i. Noted that once trolley is constructed, then we should do other pedestrian improvements.
- j. PK: Not going in FBA money.
- k. SG: Confirmed that this not a monetary decision.
- l. John: Funds would go to the City not the FBA. City Council will make decision.
- m. PK: Allocated to community and approved by Council.
- n. Paul Robinson: Marriott is not currently taking a position.
- o. RP: What is it about the bridge that is driving you to take the bridge out? Answer: Client feels it is a waste of money that does not benefit the community.
- p. PK: Marriott owns part of land needed.
- q. Dee: When community plan was approved it was thought that bridge would land in Marriott garage.

Motion: Motion to initiate study of the removal of bridge from Community Plan by Bruce and seconded by John.

Vote: Approved

12. Action Item: University Terrace East Apts. Add 27 units

- a. **Presenters:** Luigi Angelucci, Owner/Developer, Lucor, Inc.
 - a. Amend PRD 84-0314, Easement Vacation and Public ROW.
 - b. 3.76 Acres - 5210-5245 Genesee Cove.
 - c. Luigi: Here to present addition of 27 units.
 - d. Side presentation shown.
 - e. Stated that project has cleared.
 - f. Showed drawings – building at all angles to homes.
 - g. Removing third floor near homes to minimize issue to homes.
 - h. Building drawing shown without landscaping.
 - i. Anticipated to generate \$850,000 in fees to the City of San Diego and an increase of \$77,000 in property taxes.
 - j. Affordable housing units that include 3 bedroom units for \$1800 per month.
 - k. Showed map of Genesee noting apartments on Genesee.
 - l. Building would meet 2013 Title 24 energy and water efficiency requirement. Building to code, but not above.
- m. Building will accommodate handicapped.
- n. Concessions given to mitigate neighbor concerns.
- o. Drawings shown of views from back yards and site lines.
- p. Pictures of current landscaping in back and noted use of Carolina Cherry that can grow 300 feet tall.
- q. Noted study by Geo-technical Engineer states excavation will not impact neighboring homes.

- r. Traffic noted.
- s. Building designed to have an STC rating of 50.
- t. Question: Is there a patio area on third level? Answer: Yes.
- u. Concern noted re noise.
- v. What are the city parking requirements being met? How many parking spots?
Answer: Taking out 50 and adding 100.

b. Neighbors presentation

- a. Materials distributed to board members.
- b. Statement made that have lived in neighborhood over 20 years and that neighborhood would be hugely affected. Has the only two story house adjacent to property. Previously, plan approval was sought to build apartments. Later agreed with restrictions. Requirements included screening from the street, number of apartments and parking. All plans were to be binding.
- c. It was noted that there are no compelling reasons to change requirements.
- d. Current buildings are set back from the street and screened.
- e. PK: Harry M contacted PK to say 1985 deal was solid and should not be changed.
- f. Maria: Lived in UC for over ten years. Believes this is out of character to UC neighborhood. Current complex is tucked away. New plans will look out of place as wall of apartments – three stories from the street and small plot of land backing up to residences. States there will be increase in traffic, particularly when high school lets out. Already complaints re noise from barbeque area and with addition of rooftop patio noise will increase. There are a lot of projects that serve UC, but this is not one of them.
- g. Statement made that this will violate current covenant with three stories, will increase noise, and traffic getting off of Calgary drive will be difficult. Concerned with 3rd floor patio. Resolution of appeal process should not have negative affect on neighbors. Will look very different from today. In relation to other City projects this is small, but will have a large impact on UC.
- h. Janet H: Concerns re front side of building set right at 15 foot setback. Balconies hang out farther. East side approximately 14 feet from property. Parking will be up against the fence line of neighbors. Concern re open underground garage is safety re students in the area. Parking will be tight and are concerned that people will be parking in front of homes. Cars exiting complex is a safety concern. Third floor outdoor patio concern re noise and lack of privacy, particularly because loud parties have been problem.
- i. John L: Have resided on Calgary since 1976 and was involved in original group that mitigated original plan. Mitigation is part of covenant in place today and what is being asked to change. Three story building will look like a high rise in the neighborhood. Problems will be added. Should not be approved due to covenant in place today.
- j. John M: Was a board member and went through this 29 years ago with Mr. Angelucci negotiating covenants. Not appropriate. Believes the original agreement should be lived with and hopes board will deny this.
- k. First elected chairperson of UCPG: Worked on residential neighborhood (South UC) and business area (North UC). Concerned about traffic and difficulty getting out on Genesee. High School closed one drive and put light at the other drive due to traffic getting in and out. Not against development, but this is not right.
- l. Statement made that did not see any 3 story buildings as close as this to other single family homes. Adding more cars does not make sense. Will diminish property value.
- m. Alice B: Used to live in area and was involved in original project negotiations. Commended work originally done. Covenant in place that developer wants to change and disregard what was agreed on approximately 30 years ago.
- n. Hymes: Against project. Noted swimming pool located behind complex and stated examples of current noise and concerned that more will come.

- o. Question: Where will construction workers and current residents park during construction? Answer: Temporary parking on property.
- p. Luigi acknowledged traffic increase, but did not believe it to be significant.
- q. Question: Are current residents aware of project? Answer: Yes.
- r. Debby K: Lives nearby and goes through intersection multiple times a day. After looking at original agreement thought it was done well (East and West complexes). So well designed and to change that with this project would change design significantly and does not fit in with the current relaxed and quiet neighborhood.
- s. PK: North UC was designed for taller building and south more set back neighborhood environment.
- t. It was noted that a real estate agent had previously stated that there was an agreement that could not build.
- u. Statement made that covenants should stand the test of time.
- v. SG: Appreciates willingness to address rooftop patio. This changes the nature of the community and scenic drive.
- w. AB: Lives in Barcelona backed up to apartments that look down into yards. Does not think this is that bad and commends the inclusion of handicap units.
- x. NG: South UC noted as residential single family homes.
- y. CW: Does not think this is benefit to community.
- z. AN: Why does this covenant need to be ignored?
- aa. Luigi: Original permit acts as a covenant. As if a person with a single story asked to build a second story.
- bb. DA: Noted safety concern for students walking every day back and forth in front of building that is close to the sidewalk containing two level underground parking with no gates. Consideration needs to be given to UC High School and safety of students.
- cc. NM: Noted that representative of UC High School opposes project.

Motion: Motion made that UCPG recommend to the City that this request be denied by MB and seconded by NM.

Vote: 12 agree - 2 opposed - 2 abstaining

13. Action Item: The Muller Company Parking Garage

- a. **Presenters:** Craig Horwat & Ken Baldwin, Ferguson/Pape/Baldwin AIA.
 - a. New two story parking garage, 211 parking spaces, and net new 132.
 - b. CDP/SDP PTS 374223, 3377 N. Torrey Pines Rd.
 - c. Ken Baldwin: Location is west – Genesee and Torrey Pines.
 - d. Five building research and development complex. Muller Company has owned property for some time.
 - e. Previously asked for approval of upgrades that are enhanced.
 - f. Need to address more appropriate parking – 122 new parking spaces removing 69 spots and increase net gain of 63. 540 current spots.
 - g. Showed drawings of previous and current area.
 - h. Empty area at corner through coastal development permit process to add parking.
 - i. Will include buffering landscape.
 - j. Asking for consent.
 - k. Multiple permits required.
 - l. Need to remove some fairly large old growth trees. Approached main assessment district regarding landscaping.
- m. Involved building in the right of way.
- n. Need to make building disappear with landscaping.
- o. Showed drawings/pictures identifying where parking building and landscape changes would be. Trees would be removed and trees would be added.
- p. A and B identifying site line.
- q. Drawing shown of structure without landscaping.
- r. PK: Any more building coming? Answer: No.

- s. Question: Can we have commitment that only noninvasive plants be used and anything else on the list be eliminated? Answer: Yes.
- t. Noted that would like to hide the structure.
- u. PK: Parking at ground level. Are there solar panels? Answer: No, but shade will be included per regulation.
- v. BR: Is intent of this so you can lease more space due to parking? Answer: No, working towards current ratios.
- w. Will owner be maintaining ground? Answer: "We" will be required to maintain what the client installs. Do not have a clear answer. BR: Want to confirm that UC is not required to maintain.
- x. JM: Gateway to Torrey Pines in prominent corner. Massive project going on regarding renovating median in area along Torrey Pines with discussions on look and feel of the area. Asked that they take into consideration look of Torrey Pines that is rustic and natural and not Disneyland landscaping.
- y. Plan to do naturalistic, meadow look with plants of different heights that include Torrey Pines.

Motion: Motion to recommend approval by PK and seconded by JM.

Vote: 15 agree – 0 opposed – 1 abstaining

14. Information Item: Kilroy Project at 9455 Towne Center Drive - **CONTINUED**

- a. **Presenters:** Robin Madaffer, San Diego Land Law

15. Information Item: Alegria Real Estate Homes - **CONTINUED**

- a. **Presenters:** Brad Tuck, Chief Operating Office, Alegria
 - a. Subdivision Map/PDP 10 single family homes.

16. Ad Hoc Committee Reports

- a. Bicycle Committee - Petr Krysl and Andy Wiese
 - a. Bicycle Report.
 - b. PK: Kyle and Petr have been appointed to Mayor's Bicycle Committee. Met for second time 3 weeks ago. Improvement suggested regarding Green box at La Jolla Village Drive.
- b. Fire Station Committee - Ash Nasari
 - a. PK: Asked who would like to be on the Fire Station Committee?
 - b. AN: Confirmed committee established and encouraged new members.
- c. High Speed Rail - Sam Greening
 - a. No report.
- d. Mid Coast Trolley - Janay Kruger
 - a. Later report.

17. Old Business/New Business

18. Adjourn – 9:30 pm

Next Meetings with topics to include Trolley Station Update and Spectrum Project/Alexandria, La Jolla Shops/SCR, Sewer Group 798:

- November 18, 2014
- December, 2014 - No Meeting
- January 13, 2015 - Trolley Report
- February 10, 2015

Submitted by:

Donna Andonian, Acting Secretary
University Community Planning Group