

UNIVERSITY COMMUNITY PLANNING GROUP
University Town Center – Forum Hall
Executive Committee Monthly Meeting – Tuesday, **February 10, 2015**
Minutes(Final)

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice-Chair), Andrew Wiese (AW), Nancy Groves (NG), John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Alison Barton (AB), Ash Nasser (AN), George Lattimer (GL), Kristopher Kopensky (KK), Donna Andonian (DA), Petr Krysl (PK), Ryan Perry (RP), Bruce Rainey (BR), Jason Moorhead (JM), Juan Lias (JL), and Anu Delouri (AD).

Directors absent: Sam L. Greening, Jr. (SG), and Dan Monroe (DM).

- 1. Call Meeting to Order** – Janay Kruger, Chair, at 9:06 PM
- 2. Pledge of Allegiance followed by Moment of Silence**
- 3. Agenda: Call for additions/deletions: Adoption**
 - a. Item 8 is continued until March
Motion: Motion to amend item 8 and approve agenda as presented otherwise by NG and seconded by JB.
Vote: Unanimous.
- 4. SDDP –**
 - a. 24 Car prowls in the area, reminder not to leave visible packages inside your vehicle
- 5. Announcements - Chair Letters/Meetings**
 - a. We were going to appoint someone to the resigned seat but bylaws have changed
 - b. If the seat is open within 90 days of election then candidate must run for election
 - c. If there are two openings we must have an election
 - d. Kyle has resigned as he is no longer a student
 - e. Petr is termed out but Chancellor will appoint Petr to the faculty position
 - f. New facility finance person, Frank assigned in January
 - g. We will work with him on the community plan amendment
 - h. City is updating bylaws for planning group
 - i. These changes are small and copies are available
 - j. JK wants to appoint DA, MB, and JK to review and make recommendations
 - k. CPC is updating land use code, more information in packet provided to Directors
 - l. Regency Center CPA also in packet
 - m. Review nominees:
 - a. R1-B Andrew Wiese –spoke
 - b. R2-B Alison Barton – spoke
 - c. R3-B Roger Cavanaugh – spoke
 - d. R3-C Alice Buck – spoke
 - e. B1-B Caryl Lees Witte- spoke
 - f. B2-B George Lattimer- spoke
 - g. B3-B Bruce Rainey- spoke
 - n. Reminder that write ins are not allowed so if there are no other candidates by midnight tonight these candidates do not have someone running against them
 - o. The next three years will have likely a dozen projects.
- 6. Updates:**
 - a. **UCSD** – Anu Delouri
 - a. Community Group update is available on website
 - b. Information available regarding a new building built in conjunction with Bio-Med Realty Trust
 - b. **Membership Report** – John Bassler
 - a. Review of membership and election rules

- c. **Councilperson Sherri Lightner Office** – Janie Hoover
 - a. City approved a city wide asphalt overlay project, will effect Lebon, University Center lane, Palmia drive, Charmont, Porte depalmas, timing is next five months
 - b. Swanson pool will now open in March versus April
 - c. Investigating poles that have been installed. JK: gave history of approval
 - d. Investigating foul odor experienced jmhoover@sandiego.gov
 - d. **Supervisor Dave Roberts** – Wesley Moore (Absent)
 - e. **State Senator Marty Block** – Hilary Nemchik (Absent)
 - f. **Assemblywoman Toni Atkins** – Deanna Spain (Absent)
 - g. **52nd District, Congressman Scott Peters** – Hugo Carmona (Absent)
 - h. **Planning Department** – Dan Monroe(Absent)
 - i. **MCAS Mirimar** – Juan Lias
 - a. Juan available for questions
- 7. Approval of Minutes – January 2015**
- a. NG recommended adding more information on bike paths in item 10
 - b. Spelling correction to item 6, DA instead of DJ for Donna
- Motion:** Motion to approve as amended by NM and seconded by DA.
Vote: Unanimous.
- 8. Public Comment –**
- a. None
- 9. Action Item:** Spectrum One and Two, Alexandria Real Estate
Presenters: Jon Olson, DGA-MV Architect
- a. 3033 and 3013 Science Parkway Torrey pines road intersection
 - b. One building already refurbished
 - c. Demoing one building and parking structure rebuilding smaller
 - d. Demolishing a second parking structure and rebuilding it
 - e. 3 per 1000 parking ratio in new garage
 - f. Reducing trips
 - g. Been through review process
 - h. PK: Q:How does it open to canyon? A: lobby opens up to canyon
 - i. GL: Q: Square footage? A: Reducing from 170k rsf to 160k rsf
 - j. Public: Q: What are you planting? A: California natives, drought tolerance planting, Torrey pines, no Mexican fan palms
 - k. Public: Q: Will it be solar? A: We are exploring solar roofs and canopies
 - l. Public: Q: Fire suppression? A: Fully sprinklered building built to code
 - m. LEED gold certified targeted
 - n. JK: meeting City's requirements, building LEED gold
- Motion:** Motion to approve as presented by PK and seconded by NM.
Vote: 14 for and 2 recusals, motion passed.
- 10. Action Item:** Alegria Real Estate, 10 lot subdivisions and PDP
Presenters: Brad Tuck, Algeria, COO
- a. Review of project
 - b. JB: Q: Why should we grant you the deviation in lot width? A: We are developing 10 instead of 19 homes
 - c. Public: Q: Is there access to Regents for pedestrians? A: We are building sidewalk along Regents, there will be a 14' set back before the sound wall
 - d. Public: Comments in opposition to the height of the projects obscuring in place residents views
 - e. Public: Concern on water, recommends UCPG require reclaimed water
 - f. JB: Q: On retaining wall height. A: Maximum 10' Q: Are there other boundary fences? A: No based on feedback
 - g. PK: Q: Is there a speaker that wants to summarize the issues? A: Public, more questions on details of project
 - h. Public: Can you tell us more about Alegria and its success in SD? A: Through the recession we bought and sold distressed homes, this is our first project of this type together. Individually

have done many different projects

- i. JK: Reminder that we have to keep the decisions to land use. The City has approved but there have been changes
- j. Public comment about lot width being a variance from allowable minimum width from City
- k. Other Public comments and concerns are:
 - a. Traffic
 - b. Emergency response
 - c. Concerned about high risk fire requirements
 - d. Would like to understand cross sections of elevations and Regents elevation
 - e. Noise issues
 - f. Understand changes made to pad depth and building heights
 - g. Community character
 - h. Maintenance considerations
- l. CW: what prices are you thinking of?
- m. Discussion, GL: Hard pressed to disapprove as it conforms to the community plan
- n. AW: Appreciates Alegria being somewhat cooperative but haven't addressed all concerns brought in front of the board in the past, some of what has also been shared tonight. Also concerned about the community being private
- o. NM: concerned about pedestrians and the sidewalk

Motion: Motion to recommend denial of the project by JB and seconded by MB.

Vote: 10 for, 4 against, 1 abstention, motion passed.

11. Action Item: University Terrace East, 18 units, amend project, amend application, CEQA exemption

Presenters: Matt Peterson, Peterson & Price, Luigi Angelucci, Owner

- a. Review of project and changes
- b. Discussion on original permit and covenant
- c. Addressing previous concerns
- d. Changed unit mix
- e. Reduced size of building
- f. Removed the roof deck
- g. Balconies facing neighbors removed
- h. Shifted parking area near current homes
- i. Reduced units 50 percent
- j. Will or will not put in parking gates
- k. Reduced traffic to 108 ADT's
- l. RP: Q: Parking? A: Discussed
- m. Public: Gate questions, A: Owner willing to add gates if requested
- n. PK: Comment on ingress. A: Not sure city will allow recommended change, grade precludes
- o. JK: Reading email from public, concern on not enough parking? A: Adding underground, adding parking spaces.
- p. Q: Why did you hire an attorney? A: He is a much better speaker and is advising
- q. BR: Fire access? A: Answered
- r. JB : What is the net change in parking. A: Required is 180, providing 180
- s. Public presentation
- t. Public: Comment on safety and the attractiveness of the project
- u. Public Comment: Feels project is disingenuous 30 years ago this project was negotiated and now they want to change it
- v. Public : Concerned on density and safety
- w. NG: Where is the outdoor space?
- x. AB: Comment on traffic and how more apartments are needed. Are you expecting school or families? A: Currently predominantly families.

Motion: Motion to approve as presented by AB and seconded by GL.

Vote: 8 in favor, 4 opposed, 2 abstentions. Motion passed.

12. Ad Hoc Committee Reports

- a. Bicycle Committee - Petr Krysl and Andy Wiese
 - a. No report
- b. Fire Station Committee - Ash Nasari
 - a. No report
- c. High Speed Rail - Sam Greening
 - a. No report
- d. Mid Coast Trolley - Janay Kruger
 - a. No report

13. Old Business/New Business

14. Adjourn – 7:55 pm

Submitted by:

Kristopher J. Kopensky, Secretary
University Community Planning Group