

**University Glen Community Advisory Group Meeting Minutes**  
**Thursday, May 25, 2017 4:00 pm – 5:30 pm**  
**Sage Hall, Rm. 2030**

**In attendance:** Stephen Clark (Faculty/Resident), Miriam Olson (Resident), Jake Friesen (KW Property Manager), Russ Petruzzelli (Resident /HAC Chair), Karen Romney (Resident/Retired Educator), Bill Robe (Community Member/Chair), David Press (Community Member), Ben Gordon (KW Representative), Caroline Doll (CSUCI/SA Liaison)

**Absent:** Jesse Elliott (Faculty/Resident), Rhonda Rodriguez (Faculty/Resident),

**Chair Report (Bill Robe):**

The meeting was called to order at 4:10 pm. Chair Robe welcomed the group. For purposes of efficiency and in organizing meeting minutes, the Chair requested that group members save questions and comments until the discussion period after reports have been completed.

**Phase 2 Development Update (Erik Blaine)**

Dr. Blaine gave a Power Point presentation – “California State University Channel Islands 2025 Vision Plan Update” addressing the following”

- The 2025 Vision Plan was developed to meet the need to build critically needed facilities during a time of insufficient State funding by identifying capital needs for growth and alternate means for funding campus facilities, including public-private partnerships.
- The Plan assumes enrollment of approx. 10,000 full time students requiring additional instruction space, labs, recreation and athletic facilities.
- The Site Authority is working with Kennedy-Wilson, the successful bidder, to complete the improvements on the last 32 acre site which is critical for improving the University’s financial stability.
- The Site Authority was authorized through legislation in 1998 to facilitate the transition of the State hospital into a university campus and granted the Site Authority rights to receive property tax increment and sales tax generated on campus and to invest that revenue for campus related purposes.
- University Glen was originally planned to provide 900 residential units and retail and commercial space in the Town Center. The recession in 2008 brought a halt to further development while creating a hardship since taxes collected were significantly less than forecast.
- In August 2016 the Site Authority entered into a long-term public-private partnership with Kennedy Wilson to acquire the existing 328 apartments and Town Center complex.

- In spring 2016 a Request for Qualifications and Proposals (RFQP) was released for development of the vacant 32 acre parcel. Feedback from stakeholders indicated a preference for a mixture of rental and for sale housing types. Three qualified developers were interviewed leading to an exclusive negotiating agreement with Kennedy Wilson. The approved development for the site calls for a maximum of 600 housing units (originally 242). The units will be apartments, for-sale homes and town homes and age-restricted apartments; additional community amenities will include a swimming pool, fitness center, clubhouse, lounge, business support offices, and a game room. The architectural style will be in keeping with the existing mission revival theme.

- The KW agreement includes a 80-year ground lease, \$250,000 deposit to be applied to due diligence work, \$2.5M upfront payment upon signing of agreements, \$3M income from the sale of 120 homes, and a continuing annual payment equal to 7% of effective gross income (rentals and age-restricted housing). The 7% payment is expected to generate \$700K annually at a stabilization point of 4 years with increases over time.

- The Site Authority approved the deal terms during its April 2017 meeting. The project will be presented to the CSU Board of Trustees in July. Upon approval, construction will begin in August 2018. Full build-out is anticipated to take approx. 4 years.

Dr. Blaine answered questions following report:

Question: How was the housing mix determined and what will be the structure of the “for sale” program for the Phase 2 homes? Answer: The housing mix proposed is based on stakeholder feedback and market conditions. The employee affordable housing program and priority system will continue with respect to existing homes and townhomes. New Phase 2 homes developed in accordance with the KW agreement described are expected to be sold at market rate.

Question: Is the Environmental Impact Report (EIR) complete? Answer: The draft is complete, a date has not yet been provided for when it will be posted to the website.

Question: Upon completion, how will the new project be managed? Answer: It is too soon to make that determination.

Additional comments re: 2025 report:

There was concern by residents that the newly developed homes may not be subject to the same purchase and sale limitations as existing homes creating a two-tier system of ownership within University Glen. Dr. Blaine commented that this was still under discussion and evaluation by the Site Authority.

Other concerns that market rate housing would defeat the intention of maintaining affordable housing for faculty and staff. Dr. Blaine indicated the existing housing inventory, subject to existing regulations, was believed to be sufficient for future growth of the campus.

Stephen Clark hoped the Site Authority would pay closer attention to management and upkeep of the new development to avoid the problems of the existing homes. He suggests more aggressive preventive maintenance to avoid the decay he views in the existing community.

### **CSUCI/Site Authority Report (Caroline Doll)**

- The cars parked on the 32 acre parcel are anticipated to be removed in June with no plans for future car storage.

Discussion following report:

**Question:** Stephen Clark requested clarification on the use of herbicides on campus property in light of recent notices from an agency of the California EPA that the active ingredient in RoundUp is cancer causing. **Answer:** Caroline will inquire of campus staff.

**Note:** Stephen Clark provided the following links regarding this issue:

<http://www.kcrw.com/news-culture/shows/kcrw-investigates/cancer-monsanto-and-the-epa>

[https://www.biologicaldiversity.org/news/press\\_releases/2017/glyphosate-03-28-2017.php](https://www.biologicaldiversity.org/news/press_releases/2017/glyphosate-03-28-2017.php)

<http://www.latimes.com/socal/burbank-leader/news/tn-blr-me-busd-round-up-20170320-story.html>

### **Kennedy Wilson/E&S Ring Report (Ben Gordon)**

- University Glen Road Slurry Project will begin on June 5, 2017. The project will be phased over a ten day period.

- University Glen Improvements – Plans for KW office improvements have been submitted to CSUCI and for third party review. KW Staff will temporarily relocate on June 23, 2017 to the office space currently occupied by the UGCAM/HAC Manager. Improvements will also be made to the pool areas beginning with the pool by Cathedral Cove in September followed by the pool by Santa Cruz in November/December.

- Exterior paint – Color selections for the apartments, town homes and Town Center have been finalized and submitted to the campus for approval. The project will follow completion of the road slurry seal project. Prep-work will begin in early June and will include replacement of some metal doors and landscape trimming. Painting of the apartments and town homes will begin in July and continue through September. Pricing information will be supplied for those homeowners who wish to contract with the KW painting contractor to paint their homes. Paint palettes for the detached homes have not been finalized; it is anticipated that approval will be received within the next 1-2 weeks and colors will be available for viewing at the next Homeowner's Advisory Council meeting.

## **UGCAM/HAC Manager Report (Jake Friesen)**

- Community Rules – Some community rules need updating and conflict with KW Apartment rules; example – Ground sublease rules state that no diapers are allowed in the pools. KW rules allow water proof garments designed for pool/spa. Caroline Doll indicated that water proof diapers would be allowed in UGlen pools.

- **There is a need to look at conflicts between KW Apartment rules and Ground Sublease rules. A means to develop compatibility between the two needs further discussion and clarification.**

- Enforcement of Rules/Ground Sublease provisions – Jake is receiving many requests to enforce architectural and maintenance rules and also to enforce rules regarding children playing in the streets and vehicles blocking driveways. Jake pointed out the life safety issues yet no direct rule covers this except, “No unnecessary loitering, driveway, sidewalks must be accessible at all times.” **Jake is seeking guidance with how best to handle the many rule violations that occur and suggested that agreed upon guidelines be created.**

- UGCAM/HAC Manager Authority. The common area manager (Jake) remarked that expectations with respect to enforcement obligations are not clear. The CAM Management agreement specifies collecting rent and dues, paying bills, taking notes at HAC meetings and other administrative functions. **The Common Area Manager is not confident that he has the authority to enforce rules and regulations.**

- UGC/HAC Manager/Site Authority. Chair Robe suggested that the charter for this Advisory Group included directing such issues to the Site Authority via Caroline Doll, the CSUCI/SA representative to the advisory group.

Discussion following report:

There was lengthy discussion of this issue. Neither the HAC nor UGC Advisory Group has authority to modify or create provisions of the Ground Sublease or the Maintenance Regulations. (Exh E to Ground Sublease). The following suggestions were made:

- Better clarification of how vehicles may be parked including more specifics regarding “loading” activities in alleys.

- The HAC is authorized to make recommendations for submittal to the Site Authority limited to architectural issues. It was suggested this might be expanded to adoption, clarification and enforcement of other rules and violations.

- It was suggested a form be created to allow an owner to file a complaint for violation of Ground Sublease or Maintenance Regulations.

- Chair Robe suggested that the Manager, acting as agent for the Site Authority, should have the authority of enforcement of violations. **Robe will confirm this authority during his report at the next Site Authority meeting.**

**HAC Report** (Russ Petruzzelli):

The meeting ran long and the HAC report was suspended. Russ determined that many of his questions might be answered outside the meeting. Remaining issues will be addressed at the next meeting.

The meeting adjourned at 5:50 pm

Next Meeting: June 22, 2017