

## **Media Advisory - Memo sent from Chancellor Atkinson to residents of La Jolla Farms area regarding stables property**

**February 18, 1982**

MEDIA ADVISORY

The attached memo from Chancellor Richard C. Atkinson is being mailed today (Thursday, February 18) to the residents of the La Jolla Farms area adjacent to the University of California, San Diego.

Chancellor Atkinson is also presenting this material today to the University Board of Regents meeting in San Francisco. The Board will take formal action on the Stables Property matter at its March meeting.

If you have any questions concerning the attached memo or the Stables Property matter, please call Ms. Patricia Collum, campus/community planner, at 452-3669.

(February 18, 1982) Paul W. West, Director Public Information

February 19, 1982

To: Neighbors of UCSD

FROM: Richard C. Atkinson Chancellor

The attached statement explains the decision I have made regarding disposition of the stables property. I appreciate the time you took to provide me with your comments. These were of great value in making this difficult decision.

Richard C. Atkinson Chancellor

Attachment

STATEMENT OF CHANCELLOR RICHARD C. ATKINSON REGARDING USE OF STABLES PROPERTY  
February 18, 1982

After considerable thought and extensive discussions with community and university groups, I have decided to recommend that The Regents of the University of California offer the Sickels/O'Brien Development Group a lease for the stables property. This has been a difficult decision that has involved weighing the interests of four communities: UCSD, La Jolla Farms, the La Jolla community, and the city of San Diego. I sincerely believe that my decision is in the best interests of all four communities. However, a number of the La Jolla Farms residents are not convinced of its merits.

During the past two months I met on several occasions with La Jolla Farms residents and other interested citizens groups to discuss their concerns. In addition, I invited the general public to two evening meetings at UCSD to hear the developers explain their proposal and to elicit community reactions. In these meetings, certain

aspects of the project were repeatedly mentioned as having a deleterious effect on the Farms. These concerns have been helpful in shaping my present thinking about the proposal.

In order to lessen the impact of the proposed development on the Farms residents, I will ensure that there is no vehicular traffic between the stables property and the Farms. I will also prohibit pedestrian access to the residential area unless I am overruled by the cognizant governmental agencies. Furthermore, I have directed the developer to establish a forum in which the Farms residents can meet with the developer to address further concerns about the project. This will ensure those most affected will have an opportunity to influence the plan before it is reviewed by the appropriate public agencies.

Another factor that weighed heavily in my decision is the developer's land use plan. It is a mix of single and multifamily homes, limited retail commercial activities, research and development space adjacent to the Salk Institute, and a high quality conference center. The plan designates 50% of the land for landscaped open space and only 19.5% of the land for building sites. This open area together with the attractive architectural theme is fully in keeping with the environment of La Jolla.

The University has made every effort to meet its obligations as a member of the San Diego community and to be responsive to its neighboring citizens. Before releasing the Request for Proposals I decided to submit the successful proposal for review by city planning agencies. Steps leading to this review will begin following a decision by The Regents at its March meeting. The University is not required to undergo this review when developing University land; the fact that we chose to follow this course is an indication of our good faith and our respect for local zoning and planning standards.

My decision follows several years of deliberation about the stables property. A 1978 report by the Office of the California Auditor General recommended to The Regents that property such as the Stables area either be sold or put to income-producing use. In October of that year, the UCSD Board of Overseers recommended that the property be leased for mixed development. The following year the UCSD Campus-Community Planning Committee also recommended that the property be leased. Both groups expressed concern that in the future the property might be required for academic purposes.

In January of 1981, The Regents of the University of California designated the property an Inclusion Area to be developed via a long-term ground lease and authorized the solicitation of proposals. The following month, the Treasurer issued a Request for Proposals for a "planned unit housing development which may include some commercial office space, professional office space and/or research park." The RFP was widely advertised and 90 copies were sent to interested parties. Sickels/O'Brien submitted the only proposal. Prior to the deadline date for submission of proposals, I appointed an evaluation panel composed of faculty, staff, students and two members of the Board of Overseers to review any proposals received. The panel unanimously concluded that the Sickels/O'Brien proposal is beneficial to the campus and recommended, with one dissenting vote, that it be accepted. Sickels/O'Brien has met with community and governmental groups to explain the proposal and hear reactions. In response to these meetings, I have received numerous written comments which have figured prominently in my decision.

The Treasurer of The Regents has informed me that the Sickels/O'Brien proposal constitutes a financially viable project and that the financial returns to the University are favorable. As a result of this and the other factors I have outlined, I forwarded this week to the President of the University my recommendation that in March The Regents agree to offer Sickels/O'Brien a lease for the Stables property. The Regents have been informed that such a recommendation will be presented at their March meeting.

I am making my decision public at this time in order to inform concerned citizens and to permit them to contact The Regents.