

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

6:07 P.M. September 15<sup>th</sup> 2020

**Directors present, directors absent:**

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Dan McCurdy (DM), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasser (AN), Rebecca Robinson (RR), Jon Arenz (JA), Amber Ter-Vrugt(ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning), UCSD Student (Vacant), Business B3-A (Vacant).**

1. **Call the Meeting to Order:** Chris Nielsen 6:07 pm.
2. **Agenda:** Call for additions/deletions: Adoption –  
**Approve the Agenda by Acclimation Vote:** no objections
3. **Approval of Minutes from July 14, 2020.**  
After revisions; Moved by ATV, Seconded by AW; Vote – Yes-12, No-0, abs —1 RR

**Approval of Minutes from August 11, 2020.**

Moved by AW, Seconded by NG Vote – Yes-14 No-0, abs -0

4. Attendance roll taken due to Virtual Meeting – see above for attendees
5. **Announcements:**

**Chair's Report** and comments:

a- Attendance required to be on UCPG, 1 meeting in 12 months – elections in Mar R. Vickerman – attending officially

Talking to KW about Ryan Perry's seat –Business Seat B3A

And Erin Baker – student at UCSD – graduated. Both are on UCPG and CPUS.

b- CPU Subcommittee – build out, Open Space/Plan Open Space on 9/29 4 – 6 pm

c- Gia Ballish – SANDAG Report

Update with response – Letter to City for Freeway Noise LJ Colony

Several meetings have happened – variables in play are 1) physics – factors being considered and 2) topography/structures/landscaping

-noise measurements in the community – we are planning to evaluate

noise for a few new sites. It will be 1 to 2 months since we

need to wait until construction is almost finished.

JS – thanked Gia for her responsiveness – But frustrated by not being able to speak with experts/engineers. PK and JS will compare the EIR sites and come up with 2 new sites to measure.

The noise from I5 is intolerable so we want to see how it has changed.

CU – reiterated that noise should be compared to EIR noise testing sites

Gia – Rose Canyon sites will be tested but where in the canyon?

Gia said she will arrange a meeting for JS to speak to experts/engineers

- d. Willmark – It shall include an Executive Golf Course and clubhouse.  
 In conversations with Beth Binger, CN recommended amending conditional use permit to remove the golf Course if they are not going to maintain it. Beth has not commented.  
 JS – are you going to press issue or just wait?  
 CN – continue to have dialogue – Justine Murray – will continue to press  
 We don't have enforcement authority.  
 JS – Did we give them permission?  
 e. - Upcoming items review.

## 7. PRESENTATIONS:

### A. Councilmember Barbara Bry – Rep. Justine Murray for District 1

1. City wide ordinance – council extending the temp ordinance for business to operate outdoor for an additional 10 months
2. City – parking enforcement – begins 10/1 after the enforcement pause
3. Workforce partnerships – policy board -> study on work force and

Opportunity in low income or senior career center – great resource

Willmark comments: Yes, CUP has to be amended. Confirmed by CN and Justine. Justine stated at the UCCA meeting that she will meet with Chief Operating Officer of the City and the code compliance team.

A property walk through with the Fire Dep Code Officer found dead debris and code enforcement violations with homeless encampments, etc. There are a lot of potential violations.

Justine will be dedicated to the Willmark issues in November.

AW – comment – thank you for all your work and councilmember's time

Letter of invitation – look forward to your amendment with our input to help

Approve CUP

CN – agrees

Janis Deady – Community member – we don't want to amend CUP.

We are hopeful that they keep the golf course and all of the amenities. i.e.

Bacci ball/pool/gym

AW – we just want to bring them back to the table

Justine – why did they stop construction?

CN – did not get a response

### B. Membership – AD – those of you that would like your membership

Recorded get hold of CN – please send him your information

### C. CPU – Process, Plan Update Subcommittee – AW ->

Tues 9/29/20 – 4 – 6 pm due to presidential debate.

-Correct baseline development density is helping us to start true

Open Space – Conservation

## 8. Public Comment: Non-Agenda Items (3-minute limit)

- a. Reed Vickerman – UC resident, works in the Biosciences as a business analyst and president of the Southpoint HOA. – JM recommended

- CN – we will get back in touch with R. Vickerman
- b. Diane Ahearn – Fire Safe Council – 1 year anniversary  
 Ready / Set / Go – manage by staff resource district  
 Jemma Samala – Fire Safety Council President.  
 -Fire Council – created a website and want CPU Subcommittee involvement
- c. Barry Bernstein – UCCA discussion: Topics – 1) Imagine UC 2020 – Standley Park rejuvenation: signage up for work between Middle School & Swanson Pool  
 - UCCA newsletter – coming out just before mail in ballots with campaign  
 Statements from all candidates  
 - UCCA is working with Scripps Health’s COVID-19 medical team.  
 Donations to team and UCCA matching funds
- d. Joe La Cava – running for City Council district #1

**9. Action Item: Request for an all-way stop sign at Science Park Rd and Torreyana Road under Council Policy 800-2. Aida Edgington, Rick Engineering Co. presenting.**

Aida Edgington – Traffic Engineer for Rick Engineering. Steve Carson – Alexandria for Campus Improvements. Location: Spectrum at Maryfield, catty-corner to Alexandria Building Science at Park Rd and Torreyana. It is a non-traditional T intersection – we need a safe way for pedestrians to cross.

- Pedestrians moving over and around 6 buildings from work to gym to parking.
- Place a stop sign so people can cross Science Park Rd safely.
- Need community group recommendation under CP 800-2 so they have come to UCPG CN - Idea is to get the stop sign in place prior to the potential heavy pedestrian traffic – before it is build up and has lots of people working and needing to cross.

JM – Abstaining -> there is a need right now

AW – A stop sign is good. When do we get to see the remainder of the bridge?

Dan Ryan – The \$5 million bridge was shot down by City because the suspension bridge was too tall (> 30’ height limit) so they are back to the drawing board.

Steve Pomeranke – Rick Engineering – rides his bike everyday and cars are coming fast through here – totally needed

MB – Motion to recommend, with JS seconding.

Discussion –

IK – There is a slope in the road prior to the intersection, so can we put a warning sign “STOP AHEAD”

Carson – is it needed? Traffic engineer?

Aida – Yes normally warnings are placed if justified.

Motion: Moved by MB seconded by JS. Recommend the installation of the all-way stop sign at Science Park Road and Torreyana Road under Council Policy 800-2. Yes: 13, No: 0, Abstain 0, Recusal 1 (Jason Moorhead, employed by the applicant).

**10. Information Item: Presentation in favor of ballot measure E, removing the Midway Plan Area 30' height limit. Cathy Kenton, Midway Planning Group Co-chair, presenting.**

Cathy Kenton – Midway Planning Group presenting. 11 years working on a plan update that was approved by the City Council in 2018.

Midway includes 1324 acres, with 88 acres owned by City. Also the Marine Corps Recruit Depot is in Midway as well as low income Senior Living. (see presentation)

IK – area west of I-5 is in the coastal zone therefore Midway is in the zone but not a coastal community. What percentage of buildings need to be above the 30 foot limit?

Cathy – 30 to 100 foot would look like little Italy and would be to build moderate / middle / low income housing.

IK – Keep building low by the River

JS – area is a mess, bulldoze and redo. There is a lot of vacant property, parking structures and so forth. New structure across from Vons on Midway looks OK. Do you need more than 2 to 3 story buildings?

Cathy – not looking for high-rises but looking for mixed use and flexibility to build higher and bring residential requirements to an industrial area

AW – Coastal zone (Prop D) or Coastal Commission zone?

Cathy – Bulk of community is not subject to Coastal Commission except down by Laurel St.

AW – 10,000 houses can be built with current height limits.

Cathy – no plan to increase the housing; we want to go higher to get parks and open space

AW – high-rises are more expensive: will this keep housing affordable?

Cathy – community wants affordable housing

Debbie Knight – market will not build affordable housing. They will only build high end housing with very small percentage of low income.

Cathy – no guarantees on the percentage of low income. No ocean views so high-rises aren't expected.

CN - not intended but there will be.

Cathy – With an increased height investors will come. They want to make a profit

IK - How much open space?

Cathy – we have none now and we want 5 acres.

**11. Information Item: UC San Diego Fire Station and right of way improvements, located at the corner of North Torrey Pines Rd and Genesee Ave. Monica Arredondo from the City of San Diego presenting.**

Monica - A City-Community collaboration. Two story design and in Coastal Zone which dictates the height. 10,500 sq feet, 9 to 11 fire fighters. Community will have input, with up to 25 / 100 points. We want to have this meeting in October. Four architects are bidding on this proposal.

IK – Bike riders and pedestrians need to cross the frontage; a push button to cross?

Monica – right of way is always considered in terms of safety

ML – location map again – will the two tennis courts will be removed??

James Gaboury – Fire Chief – it is not a controlled intersection now but will be  
RC – Great presentation, thank you. What role does solar power play; what are you considering?

Monica – no plan now? Chief?

Jason – The last 4 to 5 fire stations had solar so it might have it. All stations need generators for emergency power

RC – I encourage you to add solar

Jason – At the meeting in Oct bring this up!!

AW - Will there be UCPG input be in the process?

Monica – Oct will be the day for the community input.

CN – Project input from UCPG – final project recommendations?

Jason – The process is: 1) community meeting input 2) design architect come up with design 3) vote on design – what community prefers

AW – think about UCPG in traditional role – Fire station 50 is a good model – Vertical vs. Horizontal. This is a high end area – Scientific Community landscaping should be native, sustainable et al. This should eventually be an action item before the UCPG.

Jason – want to work with UCPG – will come back

CN – AW – stipulate that you come back for a recommendation

JS – Will the architects work on ROW reconfiguration? Work with Development Services Dept? There are many accidents on Genesee and Torrey Pines.

Jason will look into the process.

NG – battery backup with solar instead of generators?

IK – can we see RFP? We would not mess with fire station purview but we are looking at landscape/water runoff etc. Is there coordination with UCSD?

CN – Keep to process.

Brooke (UCSD) UCSD is working hand in hand with City. Landscape keeping with UCSD sustainability goals is important.

Bill Beck -Community member – FS 50 – when the project was started, UCPG had a subcommittee.

CN – agrees we should have one in the future, perhaps the next couple of months in order to prepare for an Action item.

**12. Action Item: Approval of a Project recommendation for Costa Verde Revitalization, PTS 477946. University Community Plan Amendment, Costa Verde Specific Plan Amendment and Amendment to Planned Commercial Development Permit no. 90-1109, TM and Street Vacation. Redevelop approximately 125,000 sq ft of retail and build 400,000 sq. ft. of office/research space and a 200 room hotel, located at the northwest corner of Nobel Dr. and Genesee Ave – John Murphy, Regency and Dan Ryan, Alexandria Real Estate presenting**

John Murphy: We presented at the March UCPG, UCPG Costa Verde Subcommittee, and the May UCPG meeting and we answered questions. The project has 125,000 commercial / retail space, 400,000 office / research space and 200 room hotel. It is a walkable, mixed use site which supports the surrounding residential UC Community.

Timeline (see presentation): 9/2020 UCPG

10/2020 City

6/2021 start construction

10/2023 Complete construction

Dan Ryan – created great design – pushed to improve what is there. Thank you for thoughtful suggestions. Costa Verde has tried to answer and incorporate these suggestions.

Ryan Kohut – SANDAG – Regency partnered with SANDAG and MidCoast Trolley.

Angelica Rocha – Circulate SD – Regency was given mobility certification.

Melanie Cohn – BIOCUM Rep – supports this project as an amenity to the area. Keep the new hotel and life science.

David Cohn – support for Costa Verde; the existing site is an eye sore and there needs to be synergy between retail and restaurants for Cohn Restaurants. Strongly urges UCPG support.

IK – described drainage from McDonalds, Carwash and Gas Station

John – They will stay open throughout the construction and then they will be connected to updated storm drain later

IK – this is misleading and improper stunt

John / Jack Straw – McDonalds, Carwash, and Gas station will be upgraded later after construction.

IK – Can we word it correctly, with a time line, etc.?

CN – We generated an EIR comment letter and held noticed & valid subcommittee meetings

JS – compliments to Regency are appropriate & UCPG thanks you as well. We could potentially approve project without the hotel. Are there alternative plans in case the hotel is not built?

John Murphy: more offices would be built instead of a 10 story hotel with 6 to 10 stories of office space.

JS – do you have to start from scratch with the development process if so?

John – We would maximize our entitlement.

Jeff Chine – we would replace hotel with commercial

JS – will this alter your ability to proceed?

Jeff – We would build the hotel or fall back on commercial retail / office

NG – Hotel 6 to 10 stories, we have to take your word or it – stay with 6 stories. Or this would be better off with no hotel.

John – put the 6 story suggestion in the note on the EIR. A 200 room hotel would be 6 stories and 400 rooms would be 10 stories.

Debbie Knight – On the entitlement for hotel, the environmentally superior alternative is to not substitute a 10 story office building, and suggests removing hotel due to lots of traffic.

John – This prime corner cannot be a park.

Janis Deady – community member – great hotel – small hotel – intimate hotel. Why if UCPG agreed to high rises all around could you object?

CN – SD Regional Chamber of Commerce – unanimously supported

AW – Thank you Regency / Alexandria – Kudos you have listened and made improvements. Architecture is dynamic / beautiful. Connections to life sciences are exceptional. This is a start to more dense, mobility and smart growth following our Climate Action Plan. – We cannot afford to fail!!

SANDAG says Costa Verde is bicycle friendly but I am disappointed that there is no housing (for job/housing co-location) and the mode share is 80% cars.

AW – urges Regency to commit to transit demand measurement for 5 years with a target of a cycle track on the South side of Nobel.

John Murphy: thank you for thoughtful comments

- TDM measures – agreed to 3 years
- When the EIR was published, we agreed subsidize hourly workers to take the trolley
- Cycle track on south side of Nobel – are we allowed to do this??

Jeff Chime – No!! That would be an off-site cycle track.

Shankar – Agreed to cycle track for the north side of Nobel Dr.; south side is not on our property

John – recommend to AW – the CPU is tool we would support

AW – offsite is off track North side to Regents is offsite, therefore commit to cost then for south side – who? when?

Jeff – Shankar Developers are not responsible improvements offsite, or larger bike cycle tracks. Regency questions tying this to the project tonight.

John – If I say yes – tonight – why would I do another developers work on the South side? Why would I help that developer?

AW – why not help the community and bike safety?

Jeff – FBA fees will cover future infrastructure costs so it is unfair to say Regency isn't doing its part.

RC – we want family friendly, wire vs. wireless, people friendly, housing friendly.

Tamara Milic– Community member – 200 room hotel is not intimate, there is a lot of construction noise

IK – It is ironic that Regency is advertising a bike friendly site. They need both sides of Nobel. This is a trap.

CN – community comment – read for Diane Ahearn – sensible plan – new project opens up to the neighborhood to welcome housing, pedestrians, and bikes

Debbie Knight – 1) bikes should be on both sides - one side of Nobel is not a good idea, it could take another 20 years to fix. 2) I urge you to deal with storm water runoff. This is misleading in the power point. 3) outdoor lights should be fully shielded 4) bird safe glass should be used.

Choose the environmentally superior alternative but appreciate fairly beneficial project.

KM – remind everyone – bike lane was added after UCPG suggested it.

CN – move to approve the entire project with possible amendments.

AVT-seconded with amendments

MB – request that we add south bound bike lane on Nobel refer to conversation justification – bike unfriendly

IK – approve environmentally superior alternative as an amendment?

AW – recommend that the TDM program extend to 5 years to allow for adjustments after project is operational and create target goals to meet. Justify that transit must work and it has to be more than 13%. Encourage construction of housing for hotel replacement.

Motion: Recommend approval of the full project with additional recommendations to add a bicycle track on the south side of Nobel Dr., that the TDM monitoring program be extended to five years in order to adjust the program after project operation has begun, and that we request that the updated storm drain system which Regency be connected with the McDonalds and Gas Station/Car Wash as soon as possible.

Call for vote. Yes 10 (RC,MB,DM,AW,NG,CW,ATV,JA,KM,CU) – No (JS,IK,ML) 3 – ABS 0 – Recusal by JM (ARE employee). Chair not voting. Motion passes.

**13. Adjournment at 9:36 pm. Next meeting will be Tuesday, October 13, 2020 on zoom**

**Thank you, Chris**