

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Virtual Meeting Via Zoom  
July 12, 2022

**Directors present**, directors absent

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA), Steve Pomerence (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

**1. Call the Meeting to Order: Chris Nielsen, Chair, at 6:05pm**

**2. Agenda: Call for additions / deletions: Adoption.**

- Item 9 (PRJ-1051319 DISH Wireless) will present at the next meeting.
  - *Motion to approve passed without objection*

**3. Approval of Minutes: June 14, 2022.**

- No changes to minutes.
  - *Motion to approve passed without objection*

**4. Announcements: Chair's Report and CPC Report**

- CN: Chair's Report:
  - UCPG, in conjunction with the University Community Plan Update Subcommittee, had a booth at the July 4<sup>th</sup> Celebration. Thank RC, Dinesh Martien and KM, and Katie Rodolico who spoke with community members and signed up almost 40 new members. This is an example of the kind of community outreach we can do when we have events and participate in those events - we can sign up new people.
- RC: CPC Report
  - CPC has been in process of negotiating through planning group reform. Some folks in city administration dumped the CPC recommendations and wanted to go back to the drawing board which caused some consternation. The chairs got together and reaffirmed the importance of the agreement that had previously been made. It looks like we are on track with our recommendations, except for one issue, regarding fees paid for appeals or no fees for appeals.

- Two candidates tied for chair of CPC and that tie was a division between Barry Schultz and Andrea Schlageter. Barry was appointed as National City's City Attorney and withdrew. Andrea, chair of the OB Planning Group, was selected as CPC Chair. She seems like a moderate person who could fairly adjudicate and run those meetings. No need to worry that she's not experienced. Maybe a younger voice would be very stimulating for the discussions. Good position to see most of what we want accomplished.
- CN: Worked with Andrea in past, been positive contributor to CPC so expect good things from her.

## 5. Presentations:

### **Councilmember Joe LaCava: Kaitlyn Willoughby**

- CN: This will be Kaitlyn's last meeting, going to Georgetown. Expressed appreciation for her very hard work.
- Kaitlyn:
  - Introducing Chrissy Chan who will take over all constituent inquiries except UCSD and Plan Update which will be Kathleen Ferrier's responsibility.
  - Meeting Friday regarding expanding the Banner district for UCCA
  - Looking for new areas for curbside pick-up for environmental services
  - Lakewood/Governor light is fully funded/approved, waiting to get a shipment in. At a meeting, which is expected July 29<sup>th</sup>, I will schedule something for the Councilmember to flip the switch and will invite you all.
  - Protect Act: not drafted, not sent to committee, no council date, will let you know when that is. There is no update on that.

### **Membership Report: Anu Delouri**

- AD: If you are attending the meeting for the first time and are not familiar with UCPG, UCPG is the officially recognized organized community organization, representing both north and south University and it provides recommendations to the city on land use, development, and related issues. This group is an advisory body, provides advice to city officials and decision makers. Meetings are held 2<sup>nd</sup> Tuesday of each month beginning at 6pm and are currently held via zoom until further notice. No cost to be a member, just send Anu/Chris an email. Thank you for attending tonight.

## Plan Update Subcommittee: Andy Wiese, Chair

- AW:
  - The UCPG bases much of its work on the community plan and the University community plan is rather old, it was passed in 1987 and has been amended 17 or 18 times in the years since. In the last 3-4 years, we have been in a community plan update process to reflect the conditions of today and update for the next 30 years. The group has been meeting monthly for 3.5 years on the third Tuesday of every month. Last month, we had a very productive discussion of community benefits/incentives zoning with questions from the community, the process, and expectations for community. Questions about proposed land use scenarios, commercial square footage, number of housing units, and specific elements of land use scenarios. City then provided a presentation on one approach to revisiting the land use scenarios described as community benefit/incentive zoning – under that process, community benefits would be offered in exchanged for increase intensity or bonuses in density. Community benefits would flow back to the community for granting increases in density/development. Then, there were breakout session discussing potential community benefits and their perspective on those and reported back to the main group. The city is working on questions asked of them and the numbers and basis for those numbers. City would like to have a more solid quantitative basis for proposal they have made and would like to cancel next week’s meeting and push our schedule back a month. NG can elaborate
  - NG: Had meeting with AW/CN. They are aware the community has a lot of questions and have put together very detailed list of questions to answer. In looking at where we’re at in the process, and given it’s summer, which is a harder time for engagement, we decided to take a pause in July/August to let staff do work and present detailed information in September.
    - Katie Rodolico: As a member of the subcommittee, attending for 3 years, any idea how long this process would go on for? Was looking forward to the meeting to start looking for progress and look towards EIR. Can you give us a higher overview of expected date?
      - NG: The intention is not to have a dramatic change to the schedule. Still maintain the goal to have plan out in the fall, which we will then go to the community to get feedback/comment on that draft which is a couple of month process to revise. Still looking to have plan in first half of 2023.
        - Katie: If you’re not cancelling the meeting, but keeping the schedule, very concerned city will come

to that group but will not have time to review/discuss and have counter arguments for if we don't change the deadline. You have to have 2 choices for EIR, one city proposes and one community purposes, and if we don't have second plan proposed it won't get studied in the EIR.

- NG: If the community wants to propose, it will be studied and it may take a little more time. Not trying to circumvent anything in the process, but to let staff be prepared to work better with you.
- Katie: Can you commit that CPUS subcommittee will have opportunity to propose an alternative land use plan and have it studied in the EIR? That we won't go to the EIR until the group having had a chance to meet, discuss and refine the EIR?
  - NG: Yes, we can do that, it won't be a problem.
- Bill Beck: Echo what Katie said. Haven't talked about North UC. We skip over it, it has to be done, amount of time we've spent is insufficient.
- KM: How is this plan ultimately going to interact with state density bonus law which allows developers to build above and beyond if they meet certain conditions? If we can agree on density levels, if developer includes enough affordable housing, they can build up to double zoned density.

#### **Senator Toni Atkins: Cole Reed**

- Cole Reed: State budget signed by Governor on June 30<sup>th</sup>. Local wins by Atkins include \$1.9M allocation to expansion of South UC Library, \$300M towards SANDAG efforts to relocate rail away from Del Mar Bluffs, \$22M towards local park improvements, \$10M to upgrade maritime museum redevelopment, and \$2M at Camino de la Costa viewpoint in La Jolla. \$128B in K - 12 education which is about \$22K/pupil, \$39B towards climate resilience /clean energy. \$47B towards infrastructure to zero emission vehicles, \$17B towards relief towards taxpayers facing inflation, \$3.4B to continue to address homelessness including behavioral health and encampment clean up grant. State reserves expanded to \$37.2B for future economic downturn.

#### **UC San Diego: Anu Delouri**

- AD: Exciting announcement regarding UCSD's Birch Aquarium at Scripps - today UCSD had ribbon cutting at the aquarium welcoming the little blue penguin exhibit which includes 15 penguins that have come from Australia who like our San Diego weather and are very cute. Also, celebrating the inaugural line up of performances of the open-air amphitheater next to the UCSD Blue Line Trolley Station.
  - AW: Chancellor has proposed in public to house 100% of students on campus, but UCSD Long Range Plan is only planning to house 65%. There is a bill in assembly (AB1602) that would propose to provide a large amount of state credit to make it possible to construct that housing. Can Cole provide an update on senator's support for the proposal?
    - Cole: Senator won't give a public support/opposition until she gets a chance to vote on it. If the measure survived, it would be in the senate.
    - AD: We received \$100M in state funding for new student housing, you may be referring to a different bill but that was received. The new long-range plan ups the goal to 65% on campus. If we embark to update to long range development plan, further considerations.
      - AW: To Cole, UCSD growth in last 10 years responsible for 25% of the total growth of San Diego. Urge Senator to support this bill. There is no more direct way to address the housing affordability crisis than state providing housing on land it owns to house all of its students and some of its faculty.

#### **CIP Subcommittee: Georgia Kayser**

- GK had a meeting regarding safe crossing on Genesee and Governor Drive, created a list of intersection issues and challenges, created list of suggestions at the intersection. Next step is to meet with City Traffic Engineers in the next week or two to discuss some of the issues and potential suggestions to get their thoughts and suggestions. KM has also been helping with this.
  - IK: Thank you for working on this important matter, are bicycle issues be considered?
    - GK: Yes, we do have a few ideas, the goal is to keep the list somewhat short, so we get a few things accomplished. Our list has a few things to be done easily/quickly and a few are longer term.

#### **6. Public Comment: Non-Agenda Items (2-minute limit).**

- Edward McDaid: Has copy of SB9, seems there was an inconsistency between requirements of SB9 and copy of the plan that calls for medium density along

Governor Drive. Gives local authorities ministerial authority to call out subregions of South UC. Does it give them the authority to specify those are the only regions where medium density can be put in? Does SB 9 give the City of San Diego give the discretionary authority?

- CN: Believe that is out of date. That is a question for the community planner.
- Jeff Dosick: Last month at the June 14<sup>th</sup> meeting, City representative put up a map of a slurry seal and future bike lanes. In a small section where it shows existing bike lanes in the UC map. But they removed the bike lanes for the explosion of cars and traffic. These maps show existing bike lanes which do not exist. All the city maps that get talked about show bike lanes that don't exist anymore and the master plan and city maps are not updated to reflect that.
- Diane Ahern UCCA:
  - UCCA will host a public meeting tomorrow at 6pm via zoom, all are invited. Why do we host public meetings? It is part of our mission to provide a forum, where the interest of our community and residents may be expressed and contribution may be made to the protection of life and property in the community.
  - Have you seen the new outdoor art museum at Standley Park called "Tribute to *Paleteros*"? It celebrates the vendors that sell frozen ice pop treats on a stick. Saturday July 16<sup>th</sup>, parkgoers have opportunity to explore 9 parks during parks social exploration day including Standley Park and to meet the artist, Roberto Salas from noon – 3pm.
  - Thank you for those of you who showed up to the UC Celebration.

**7. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited.**

- CN: we are required by state law to vote on monthly basis to vote for next meeting to be held virtually and need to cite public health reason for making this choice. The rise of increase of COVID makes the case pretty clear.
  - *Motion to hold next UCPG meeting virtually, CN, second by SP.*
    - *Motion passes without objection.*

**8. Action Item: Membership outreach. Formation of a subcommittee for membership outreach. Discussion of ways and means for membership outreach. Roger Cavanaugh, presenting.**

- RC: 3<sup>rd</sup> term as residential rep for District 3 and current Vice Chair. Have been involved in membership for quite a while. This is a political process and there is a push from big players involved in development to have less feedback for the community. So, we will meet the legal requirements for membership, but in the background, we need to think about the ability for the board to review projects as it comes down to whether we are perceived to have the voice of the community and votes behind us. Suggest everyone as part of the board get behind this process, we need goals and structures to do this. I think this is a topic that needs the structure of a subcommittee that operates along district lines, and everyone is involved from each district to coordinate the districts. They can meet among themselves and how to apportion out some of the outreach. Business reps may outline the businesses they will contact. Use contacts from various organizations, small businesses, residents, renters, etc.
  - Bill Beck: Board is made up of 21 members, with this new proposal, is there a cap on how many members they will be? Will they all be voting members?
    - CN: The CPG reform proposal does not specify the construction of the board, but it has some suggestions and asks for board to reasonably engage with the community and try to get renters on the board, for example.
    - RC Plan update is maturing and we can appeal to people's interest in what the area will look like in the future and have a statement about the plan update so people have extra incentive to be involved. It is a powerful incentive.
    - KM: Are the districts relatively balanced in terms of the people who live in each of them?
      - CN: Generally, yes.
    - RC: Proposing to work along district lines but if you have a connection, we encourage you to utilize those and connection takes precedence over the boundary.
    - CN: We actively seek more business members, particularly the small business community. Also, working with the trade associations.
    - RC: I will write those who I has known have served on the board and termed out and they may have connections/willingness to help.

**9. Action Item: PRJ-1051319 DISH Wireless SDSAN00474C, located at 8800 Lombard Place. Applicant is requesting a CPG recommendation for a Neighborhood Use Permit for the project. Mercedes Thatcher, Stand8, presenting.**

- Item moved to next meeting.

**10. Action item: PTS-0698115 – Type 21 off-sale alcohol Conditional Use Permit, proposed at an existing convenience store located at 4150 Regents Park Row in the Regents Marketplace Shopping Mall. Kimberly Kantrud, Atlantis Group, presenting.**

- Kimberly Kantrud from Atlantis Group, co-presenting with Steve Abbo, the owner and operator of market.
  - Requesting CUP for Type 21 off sale alcohol sale, to add to existing UTC Market Convenience Store at 4150 Regents Park Road. Store is on the ground floor, zoned CN-1-2, market is 1,645 sf. Hope to add alcohol sales to the list of conveniences sold at this market.
- Q&A:
  - JS: Do you get input from the other businesses within the shopping center. Has anyone complained? If you get this permit, does it allow them to enjoy outside the building? I Wonder if liquor will make parking more of a problem.
    - Kimberly: Not formally obtained input, but they are all provided with a notice of the application, we have not received comments. The license is for off-site enjoyment, not on-site.
    - Steve Abbo, the store's owner/operator: The parking has always been a problem, the majority of sales for alcohol would be around the evening time when a lot of those business close and there would be parking. Open past 9 o'clock. Doing validation parking as well.
      - JS: Validation doesn't solve the problem of finding a spot in the lot. It's a problem and I appreciate the hours that may be later in the day. The parking is a detraction and causes people not to go there.
  - AW: What are the hours of alcohol sales? Are there other shops selling alcohol in the plaza? Recommendation to go along with motion, related to crossing regents. One concern is there could be significant traffic across Regents of who might already had some beer and go out late.



What is the crossing there today? And put it in NG's hands to put into the plan update for safe pedestrian crossing there.

- Steve Abbo: Current hours open until 11, asking to extend until midnight. Most other stores sell alcohol until 2am. The alcohol and beverage control and police department recommendation came up with recommendation to sell until midnight. Area shuts down a lot sooner. I think just Regent's Pizza and another Mediterranean restaurant sell beer and wine only.
- AP: intersection is protected, very easy to get over, very safe as a pedestrian; never had any issues.
- IK: What kind of bike parking is in the area? Great to reduce the number of cars.
  - Steve: Great idea to bring up to the management company since there is a courtyard there. Don't mind investing since those are his customers
- CU: Don't see how adding alcohol to the other products they sell would make much difference, looks like a cute little store.
- LB: 1600 sf market, were you saying you would sell wine and beer or other liquor? Why does the police support liquor store to be open to 12 or 1pm?
  - Steve: Liquor/beer/wine. Put shelving in near the window so maybe 25% of the selling space? The police department is already in support of decision.
  - Ben McCurry SDPD: Work in vice and permits and licensing, looks at CUPs and off sale for the City. One of the things we look at is if it's a high crime rate in the federal census tract. The other portion is the concentration level of other locations selling alcohol. Recommended to approve and recommended hours from 8a-12 midnight because it is a high-density residential area. Asked for no liquor smaller than 375 ml to be sold, so it must be ½ bottle or larger.
- *Motion: AW to recommend approval as presented. Second by AP.*
  - *Passes: Yes-10, No-0, Abstain-1 – LB feels hours too late, would approve at 11pm.*

**11. Action Item: Los Peñasquitos Lagoon Restoration Project, Phase 1. Located at 11606 Sorrento Valley Road, smaller portion of the project boundaries will be located within the University community plan limits. The scope of work includes upstream floodplain enhancements, freshwater and fine-grained sediment conveyance improvements, and restoration of 51 acres of non-native ryegrass to salt marsh habitat in the downstream portion of the Lagoon. The project is currently at the 60% design and permitting phase. Design is expected to be completed in December 2023 and construction is anticipated to begin in Fall 2024. Process CIP/Public Project-2. Ronak Rekani, Senior Civil Engineer, Nenad Damjanovic, Associate Engineer-Civil, David Pohl, Consultant firm Burns & McDonnell, and Mike Hastings, Los Peñasquitos Lagoon Foundation, presenting.**

- CN: Restoration of the Los Penasquitos Lagoon.
- Presentation:
  - Ronak Rekani: Project manager from City of SD from engineering and capital projects presenting on the 1<sup>st</sup> phase of the lagoon restoration project. City of SD: Nenad, David Pohl is the contractor and Mike Hastings – executive director of Los Penasquitos Lagoon Foundation. Small overlap that includes University Community planning area.
  - Mike: Last time were here, went over history of lagoon to manage system. Looking into the key drivers of loss of salt marsh habitat, the importance of preserving what we have, and improving public access. Enhancement plans work like a business model for a group like ours, look at feasibility studies and figure out what works best. The enhancement plan serves as a framework to guide the recovery and preservation of native habitats that support special status and sensitive species.
    - Selected the Freshwater Management & Focused Grading for Phased Restoration of Historic Salt Marsh.
      - Phasing would be the best approach since these projects take time and are very expensive.
      - Generally, includes flood plain improvements, riparian enhancements, salt marsh restoration/recovery.
  - David: Key benefits to the community include improved protection for businesses and roadways in Sorrento Valley from flooding and mud flows following rain events, Restores and preserves open space that contain rare and sensitive habitats native to the lagoon, enhanced public access,

stormwater outfall improvements to reduce trash and debris and eliminate ponded water which is a mosquito breeding habitat.

- David: What is the city asking for? Vote on moving project forward to start Site Development Permit and getting input from board/groups to inform design.
- Mike: Provided historic overview of historic salt marsh
- David: Project has 3 categories: sediment management, flood management, and restoration.
  - Timing: design package for bidding completed by end of 2023, construction to begin fall 2024, phase 1 2024-2028, adaptive management period beginning in 2028 for 5-year period.
  - Future opportunities to provide input: CEQA document, Design updates and information, permit process.
- Q&A:
  - CN: how would the city like the city feedback on this project? As part of the recommendation as an added document?
    - Get feedback from the group and submit questions in writing to Nenad and Roni.
  - Debby Knight: Thank everyone from city and lagoon foundation it's a really very wonderful and exciting project. There are major upstream issues that would affect the success of this restoration. If we could get emails to provide comments on that. Parking lots landscaped with invasives – just one example – try to remove those and how important it will be to control those that are next to the stream channel.
  - Andrew Barton: Question about monitoring -what aquatic and terrestrial monitoring are required? Project ecosystem outcomes?
    - Response: Team of biologists from different firms. Previous surveys have been done and required as part of permitting process. Wrapping up those surveys which have mitigation requirement. We can come back and do presentation on those. Also have Technical Advisory Committee advising. Will provide biologist information.
  - IK: Thank you Andrew Barton for requesting that data. Stellar team that you have advising. Where's the funding coming from? Are you going to monitor carbon sequestration?
    - Response: Project funded by Stormwater Department, general fund, and will also apply for loans and other funding. Cost share between co-permittees including various cities and county of San Diego. Carbon sequestration – the Technical Advisory Committee can examine.

