

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Virtual Meeting Via Zoom  
January 10, 2023

**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.** Chair CN at 6:03 pm
- 2. Agenda: Call for additions / deletions: Adoption.**
  - *Adopted by acclamation*
- 3. Approval of Minutes: December 13, 2022.**
  - *Adopted by acclamation*
- 4. Announcements: Chair's Report and CPC Report**
  - Chair's Report:
    - CN: A few reports by others:
      - Towne Centre View EIR discussion by Stephanie Saathoff / Clif Williams:
        - Stephanie: The comment period for the EIR closed on Jan 6<sup>th</sup>. The responses included five (5) letters including the one provided by University Community Planning Group. Appreciate the thoughtfulness of the letter and the opportunity to get started addressing comments. Expected to be back with responses on Feb. 7<sup>th</sup>, a week before the Feb. 14<sup>th</sup> UCPG meeting.
          - CN: Will docket item for next meeting, assuming it goes as planned.
    - UC Community Library: Melissa Martin:
      - The San Diego Public Library and Library Foundation is updating the 20-year library master plan which will guide the development of buildings, programs. services

over the next 20 years, We are looking for comments on this process. We have already held 15 meetings at branches in the system, and on February 16<sup>th</sup> at 4pm, the UC Community Library will hold an outreach meeting and give the opportunity to provide public comment on the master plan. You may attend any session (it does not have to be at this library). There are opportunities to use QR codes or the website to answer a survey.

- The Library has been in the community for about 50 years. We are having an anniversary party on Saturday April 29<sup>th</sup> so please share memories, photos and stories of the library.
- The Library is hiring ½ time job with benefits hiring entry level position now. Looking to hire about 40-50 positions.
- CN:
  - The CPC did not meet in December.
  - Torrey Pines project is scheduled for February but has been postponed in the past.
  - In our redistricting process, many representatives are still organizing their offices, so we will wait to be assigned representatives for various offices.

## 5. Presentations:

### **Councilmember Kent Lee: Kent Lee / Sheldon Zemen**

- Sheldon Zemen: Green bin rollout is expected to occur in June/July. The transportation department is working on a variety of streetlights that are out in UC, but there are only 2 people who work on streetlights in the City. Kent is planning to speak at the planning group meeting in March.

### **Councilmember Joe La Cava/Krissy Chan.**

- No representative is present. These updates are likely to occur quarterly.

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

- AD: For those attending for the first time, UCPG is the University Community Planning Group, which is the officially recognized organization that represent both North and South University City. The group reviews and provides recommendation on land use and development projects and issues that fall within university planning

area. The group is an advisory group that meets on second Tuesday of the month. If interested in membership, please contact me.

**Plan Update Subcommittee: Andy Wiese, Chair**

- AW: Last meeting was in November. The meetings in October/November took feedback from public and subcommittee members on the land use proposals published in May. The City came back in November to work on two land use scenarios A & B and took further public comment on those. The City Planning Department has been working on finalizing some of the land use scenarios and are in the process to produce discussion draft. The City does not plan to hold meeting in January but will hold its next meeting on February 21<sup>st</sup>.

**Mayor Todd Gloria: Michaela Valk**

- CN: Representative not present, expected to attend every 2-3 months.

**Senator Brian Jones: Marc Schaefer**

- Marc Schaefer:
  - Representing Senator Brian Jones and the 40<sup>th</sup> district that includes all of University City east of I-5. The district itself includes one million constituents. Senator Jones was selected as minority leader for the Republicans in the Senate. We have a unique situation where both the majority and minority leaders are from San Diego. Senator Jones has worked on bills related to gas tax holiday for 1 year to relieve gas prices and worked on senate bill 31 to remove homeless encampments near schools, parks and places where families gather. Open to bill ideas but approaching the deadline. The office is also open to internships and to celebrating milestones and recognizing community efforts.
  - Real ID deadline has been extended to May 7, 2025. Pandemic state of emergency ending at the end of February and as of March 1<sup>st</sup> we will no longer be under state of emergency from the pandemic.
    - CN: The provision to allow zoom meetings is covered under the state of emergency. We will have to look to city council for extension to hold meetings via zoom.
      - Marc: We could explore potential legislation for planning groups to have hybrid meeting. Please contact our office if there are strong opinions about that.

## UC San Diego: Anu Delouri

- AD: Winter quarter began 1/9/23 and students are back on campus. UCSD is a highly sought after University. It is the 2<sup>nd</sup> most applied to university in the country, after UCLA. College rankings continue to have UCSD listed amongst the top universities in the world, including 15<sup>th</sup> overall in the US and 20<sup>th</sup> in the world. We need to provide them with world class education and have invested \$7B in new connections, medical labs, and housing. There has been one living and learning neighborhood completed, one in construction and one in the planning phase. Efforts to make increased access to on-campus student housing, provide housing at most affordable rate. In 2023, 3 new housing opportunities are to open in successive years adding 5,700 beds on campus in 2025. Theatre District open in fall 2,000 undergrad beds, pepper canyon west 1,300 single occupancy transfer/upper division transfer in 2024, in 2025 open addition 2,400 beds in Ridgewalk North living and learning neighborhood which will begin in fall and it has yet to go to UC regents for budget/design approval. It was originally planned at 2,000 beds and was increased beds to 2,400. Associated with the Theatre District Living and Learning Neighborhood UCSD submitted application for public right of way vacation of 0.3 acres at the entrance of Revelle College Drive. In 1995, there was an exchange of parcels with city/campus for almost equal amounts of land and this 0.3 seem to have been left out in the documents.
  - IK: Where natural open space for students will be? Students have appreciated access for their mental health. No longer have access to Scripps coastal reserve. So where will this open space be?
    - AD: The main campus has approximately 1,200 acres in la Jolla and University City. We have 1/3 of the campus is natural open space between eucalyptus grove and ecological reserve lands – all of which will stay intact. While not natural open space, there is a big focus to create a lot of open space in these learning centers. Buildings growing taller so can achieve that balance.
  - AW: Pleased to hear about the extra 400 beds, what happened in last 5 years since long range development plan.
    - AD: provided some data based on memory and indicated she would follow up with AW providing the requested information. Goal is to provide housing on campus for 4 years for those students who want housing on-campus for 4 years, but not every student wants to live on campus so the goal is to house 65% to allow for those who choose to live

off campus. By 2028, UCSD would be largest residential campus in the United States.

- JS: Where is the living and learning center planned for 2025?
  - Adjacent to Ridgewalk, near Hopkins parking structure and the library. It is a redevelopment project.
- AW: Laurie Phillips asked how many students have been added? What about projects beyond 2025?
  - AD: Student population of 42,000 students graduate and undergraduate students. The long-range plan projects 42,400 students. If students increase beyond that, we will have to look at and vet for environmental impacts. Don't have a number of enrollment/growth off-campus, won't have until enrollment closes. There will be additional bed projects in 2025 and 2028. Chancellor also interested in providing staff housing for faculty/staff housing.
    - Continued discussion of number of beds versus number of students enrolled.
- PK: It is encouraging to see additional units are planned but whether units affordable to the students?
  - AD: Based on housing costs, they are competitive and lower than other universities.
- IK: Public review of new housing projects will be easier than theatre district with no ability to give public input because there was no public presentation?
  - AD: After 2018, the projects have been addendums to long range development plan. Checks and balances each of CEQA issues looked against long range plan to see if new impacts. Addendum will come out but released 10 days prior to UC regents meeting. Not going to be EIR/MND, it will be an addendum to long range development plan.
    - IK: How many comments did you get from university on LRPD?
      - Don't know the number but can check

### **MCAS Miramar: Kristin Camper**

- KC: Getting ready to do more VIP visits. Secretary of the Navy will be here mid-February. Hanger construction will commence and include demolishing one old top gun hanger for an F35 hanger and demolishing the other top gun legacy hanger next year. Will impact ability to host visiting squadrons so it will be less busy overall.

- Diane Ahern: Will there be an air show?
  - Yes. Dates this year 22<sup>nd</sup> – 24<sup>th</sup> of September. There will be an innovation expo as part of the airshow.
- AW: Cemetery is expanding on the base. More information? Concerned about wildlife corridor in that area.
  - KC: Not very fresh on this, but there were a few different phases but the footprint stayed out of rose canyon area. They are currently working on second phase and working with the city to build a protected right pocket into the cemetery off of Nobel Drive.

**CIP Subcommittee: Georgia Kayser**

- GK: No report this month.

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

- Diane Ahern: Happy New year, great to see everyone and thank you for dedication to the planning group. UCCA hosts public meeting 1/11 via zoom, much of university experienced redistricting start to get to know new representatives tomorrow night at UCCA and hear more about library. UCCA will public a print newsletter in February always looking for community contributions and advertising.
- Barry Bernstein: Remind attendees the importance of oversight of pure water construction to be actively engaged in the process and to make sure they know someone is watching what they do and how they schedule and will be given feedback as project moves forward. Focus on monitoring the areas near schools and intersections.
  - CN will attend community meetings if when they set the next one
- Bill Beck: Any information on Seritage?
  - CN: No. that will go forward under the plan update. Don't think there's anything else there.
- AW: We haven't heard about the UCFBA, DIF from city. Maybe time to refresh our annual request to City that they offer us a presentation?
  - CN: Made request to councilmember as highest priority request.
    - Sheldon: Please send an email and Sheldon will contact city personnel to determine when they can come out to the group for a presentation.
- JS: Status of Costa Verde?
  - CN: No information.

**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 will have to figure out what will happen past March 1<sup>st</sup>, but for February meeting, can entertain vote regarding virtual meeting for February.
  - Nancy Groves: Instead of city just saying it is on zoom because of matters related to public health, how about citing more people attend citing zoom.
  - Motion CN to hold February UCPG meeting virtually for public health reasons / 2<sup>nd</sup> by PK
    - *Motion Carries: 17-Yes, 0-Abstain, 0-No*

**8. Action Item: Election to be held March 14, 2023, for new UCPG board seats. Appointment of an Election Subcommittee. The deadline for declaring candidacy for a seat below is February 14, 2023, by email to Chris Nielsen at [cn@adsc-xray.com](mailto:cn@adsc-xray.com). Each incumbent has announced for re-election. Seat Held by:**

- Resident 1A: Karen Martien
- Resident 2A: Chris Nielsen
- Resident 3A: Sasha Treadup
- Business 1A: Carol Uribe
- Business 2A: Fay Arvin
- Business 3A: Neil DeRamos

**Both UC Libraries will be available for ballot drop-off during operating hours from March 6 to March 13. In person voting will be 5PM to 8PM March 14 at 10300 Campus Pointe Drive. The action is to approve the procedures for the election.**

- CN: Upcoming elections for UCPG. Will need to appoint election subcommittee. Each of the candidates indicated they plan to run again. Ballot drop off will occur at the library's from March 6<sup>th</sup> – 13<sup>th</sup> which can be printed from the City's website. In person voting will take place from 5-8pm on March 14<sup>th</sup> at Campus Point Drive. Election committee to be announced in February.
  - JS: Who can vote? Will we advertise this?
    - CN: Anyone who is a UCPG member, must file a membership form to be a member by February 14, 2023. We can put in Diane Ahern's newsletter.
- ATV Motion to approve election procedures as presented / 2<sup>nd</sup> CN
  - *Motion Carries: 17- Yes, 0-Abstain, 0- No*

**9. Information Item: Continuation of the discussion from November, the relationship of building design and emerging technology to the Climate Action Plan. Roger Cavanaugh, presenting.**

- CN: Building design and emerging tech for CAP.
- RC:
  - o Presented on building design and emerging technologies related to Climate Action Plan. The goal of the conversation is for the board to make more informed decisions on how infrastructure impacts climate action goals, for the University City Community to increase its participation in creating a sustainable and healthy future, and to consider the role played by building technology and building design in lowering energy use and carbon emissions and reconnecting with nature.
  - o RC reviewed PC recording and there seemed to be a disconnect between the elevated climate goals and what the city was proposing. The strategies to reach net carbon neutrality by 2035 include things like:
    - All trips to include 25% walking (now about 3-4%) and 10% cycling (now 1%)
    - 15% transit modes by 2035
    - Reduction via Telecommuting
    - Reduction of 15% VMT
    - 100% energy Greenhouse Gas Free
    - Increase in tree canopy from 13% to 35%
      - Only ask developers to care for trees for 5 years. Trees can be in planters and they don't do well there.
  - o Concern is there isn't a lot of confidence this will happen with these measures.
  - o Discussion of eco district as part of the community plan
  - o New technologies associated with these strategies need to be separately considered
- Discussion:
  - o IK: Thank you for that presentation, appreciate the depth. This is not outside of our consideration that we need a paradigm shift, unfortunately we are so late that it needs to be a dramatic one. Whatever we approve as our role in the planning group, strive for best possible outcome. Conference in biodiversity in Montreal, taken call for 30% of natural preserve by 2030. Need a paradigm shift, unacceptable for any project to come before us and not use all of the technologies and information they can.



- RC: not too late, never too late. We could create an eco-district and as a sample project, we could go for funding.
- AW: Thank RC for bringing together a global movement for more sustainable cities. Living at the edge of a precipice, world we are leaving for our children face a potentially calamitous future and we can no longer simply push that off. We have provided leadership in this arena and have been way ahead of the city of sustainability for two decades. We have pushed for development happens here to recognize what a resource we have around us and how to preserve/protect it.
- Kelly Lyndon: Thank you Roger. A more tactical suggestion, in the Climate Action Plan Measure 1.2 states there will be a policy in 2023 to decarbonize new buildings and all new residential/commercial buildings eliminate natural gas, increase efficient energy efficiency, increase distributed energy generation and storage and increase EV charging stations. The policy is in draft and would be a good opportunity to make comments on that draft.
  - CN: Excellent suggestion, please send email with that reference, I'll make sure we're watching for it for when the relevant hearings are.
    - RC: will likely come up for discussion in CPC meeting as well.
- Debbie Knight: Thank you Roger and all others. Appreciate Kelley bringing this forward because issues with CAP and decarbonize new buildings. We had discussion with Towne Center View and they're using fossil fuels and it will take 6 years to get a high tech/high end biotech campus constructed. I find it pretty shocking. To consider yourself in the forefront of high-end biotech space and not decarbonizing? That is pretty shocking. One of the problems we have as a planning group, we don't have political clout at the city. Not sure if there's the clout or willingness to make them do what should be done based on climate action goals. We do have to speak up, leadership on this is coming from some developers and we appreciate the ones taking more of a leadership roles but pushing and asking the questions about this is really important. But we have this project right before us (Towne Center View) that seems to be out of step from the things we're talking about.
- RC: The more we take charge, the better, to work together on collaboration/consensus. Would like to hear from other members of the subcommittee. We're going to a period in 23/24/25 that will be more divisive and chaotic than we could have imagined and our unity,

developing consensus working together is very important. Will send some follow up thoughts and documents and can review.

- SP: can you share the presentation with the group?
  - RC: yes.

**10. Adjournment: Next Meeting will be February 14, 2023, via zoom.**