

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Virtual Meeting Via Zoom
February 14, 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 6:04 pm
- 2. Agenda: Call for additions / deletions: Adoption.**
 - *Adopted by acclamation.*
- 3. Approval of Minutes: January 10, 2023.**
 - *Adopted by acclamation.*
- 4. Announcements: Chair's Report and CPC Report**
 - Chair's Report:
 - CN:
 - Towne Center View expects to have final EIR released at or around March 1st which gives UCPG 2 weeks to review before UCPG presentation. Subcommittee reviewing will likely have another meeting once EIR is released.
 - Costa Verde: CN had discussion with Randy Levinson, an executive in charge of Costa Verde who informed us that Alexandria submitted Substantial Conformance Review which may be complete in next couple of months. Demo permits have also been submitted and are a couple months away from completion. Alexandria is also waiting for the process with SDGE to be done simultaneously or before the demo is done. Demo should start in summer and take 4-6 months. Decision to proceed with construction will proceed with an "economy based" decision.

- CPC: City is evaluating the Street Preservation Policy which governs the repairs necessary after a utility/cable company has dug it up. CPC also discussed the memo of Councilmember LaCava, Councilmember Lee, and Councilmember Whitburn regarding the efficiencies in development services. The issues largely center around staff shortages. CPC and other boards will resume in person meetings in March– all members of board and plan update subcommittee members must attend meetings in person, but the public may attend in person or remotely.
 - Barry Bernstein: Concerned about the intersection of Nobel and Genesee because the pure water brings the pipeline across Nobel to the corner (SE corner) and the coordination of the infrastructure for projects is needed. Also, there was an unusual event with US army tactical training that involved Costa Verde – and hope UCPG would push envelope to get answers.
 - William Beck: Any update on Seritage?
 - i. CN: As far as I know, it is not pursuing a plan update. It will be handled the same way as other parcels in the community plan update process.

5. Presentations:

Congressman Peters:

- Today is commemorated by the report by Circulate San Diego, Making the Most of the Mid Coast Trolley. Worked on this project for 20 years and it is a tremendous visionary opportunity for us and encourage you to think about the future as University was planned – to include a thriving campus, thriving jobs and a lot of housing with this infrastructure next to it so again, encourage you to imagine this area over the next decade and think of this trolley as an asset that can help facilitate more job and housing growth that features more walking and biking.

Councilmember Kent Lee: Kent Lee / Sheldon Zemen

- Kent Lee:
 - University City is part of District 6 which also includes Kearny Mesa, Mira Mesa, Sorrento Valley, and portions of Scripps Ranch, Miramar and the air station. I went to UCSD, lived in the district for the last 16 years, have 2 young kids, and served on local planning group for 10 years.

- Our offices have hit the ground running. We are mostly fully staffed, searching for Director of Communications. Sheldon is our community representative and lives in UC as well.
- Initial priority of our office is to respond to direct constituent needs –we had the largest number of reports after the storms across the city. The Mayors’ office deployed teams 24/7 to work off the backlog. Can use community’s help in identifying potholes, street light issues and other infrastructure needs. Our Budget priorities/memo outline streets and streetlight and infrastructure needs that have not met the standard, but a lot of those items can be residential driven over time.
- We were excited that the streetlight over Regents was repaired last Wednesday and is fully lit and operational.
- Serves as the Chair of the Active Transportation and Infrastructure Committee. The City has a significant lack of infrastructure and identified over \$5B of deferred maintenance (stormwater, streets, streetlights). The Committee is determined to identify funds in city budget but also county, state, and federal level to deliver that infrastructure money back into the community. There is an equity conversation in the city that focus resources south of the 8 in communities that have historically lacked investment, but we want to insist that we don’t forget communities that have been a part of San Diego for 5-7 decades who are also lacking investment.
- The team is working on linear parks off of Regents. Will need to work with all city departments to transfer land to appropriate entities to create the parks that have identified as priorities by the community.
- Also serve also on the budget committee, economic development committee, Land Use and Housing committee and Rules committee.
- Policy centered around– housing/homelessness mobility and infrastructure.
- The team is following pure water project closely since the digging up of the streets is not happening in the timeframe we recalled, so pushing to understand that and get better communication.
 - Katie Rodolico: In the Plan Update Subcommittee, planning was very clear that the linear park land would never transfer. Do you know something we don’t?
 - Lee: It is difficult, but we need to be able to accomplish it. We have formal requests to city

attorney office to determine who owns the land. So, we are just at the starting point of this effort.

- CN: Any update on the university facility benefits assessment program?
 - Lee: No update yet
- Sheldon Zemen: Organic waste bins will be out in May/June. Report any community repairs in the Get it Done App and we are here to help ensure it is addressed. The Balboa Park pass program provides families of low income to be able to have a pass to Balboa park for 1 year. So far, there are 80-90 families responding. Be sure to sign up for our newsletter at sandiego.gov/cd6.
 - AW: thank you for following up on the linear park. Discussion of importance to develop them as parks. Discussion on get it done app and mapping issues.

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 represents both North and South University City. The group reviews and provides recommendations on land use and development projects and issues that fall within the University City planning area. The group is an advisory group that provides recommendations to city officials and meets on the second Tuesday of the month – next month in person. We have 3,785 members eligible to vote at the upcoming election, added 73 members this past year. There are 74 businesses registered, with 2,894 residential members from district 1, 332 from district 2, and 485 in district 3. Election is scheduled to be held in person next month, March 14th from 5-8 PM and there will also be a ballot box at UC libraries from March 6-13th. If you would like to vote, you need to submit the membership application by midnight tonight.

Plan Update Subcommittee: Andy Wiese, Chair

- AW: The Plan Update Subcommittee has been on hiatus since November when the city took feedback on two (2) potential land use scenarios that will be studied as we move forward to community discussion draft, which is hopefully going to be released to us in March. Next week, for the February meeting, we will discuss mobility. The group will meet in person at the UC High School Media Center Library at 6pm.
 - GK: Are there efforts to make these meetings hybrid?

Senator Brian Jones: Marc Schaefer

- Marc Schaefer: This Friday is the deadline for bills for this session of the senate, so will have an update on that next month. The senator sent a letter to President Biden regarding the middle-class tax relief and confirmed that it will be exempted from IRS taxes. Governor has declared end of month will be end of pandemic emergency order– that is why the Brown Act exemptions are being lifted. Senator sent a letter to join legislative audit regarding the housing sexually violent predators in San Diego and Rancho Bernardo, A copy of this letter is on his website. The senator is co-author of AB46, a state tax exemption for retired service members. If there are any issues with state agency, our office is ready to help.

UC San Diego: Anu Delouri

- AD: I am the Director of Campus Community relations at UCSD. We are planning a UCSD Open House on Monday Feb. 27th from 5:30—7:00pm at the UCSD Faculty Club. The Chancellor is anticipated to attend and provide opening remarks. It will be in an open house format to meet and mingle with staff and colleagues from variety of departments.

CIP Subcommittee: Georgia Kayser

- GK: No report this month.

Sara Jacobs Office: Kathleen Dang

- Kathleen Dang: Community Representative, born and raised in San Diego, lived in Clairemont for last 30 years. A small portion of UC, South of Governor Drive from the 805 to Regents is in Congresswoman Jacobs jurisdiction. The team can help with federal casework related to the IRS, passports, Medicare, social security. Congresswoman Jacobs was elected as a leader in democratic caucus, amplifying San Diego on the national level. Safe Streets for All provided \$500K in federal funding for improving streets in city of San Diego.

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

- Diane Ahern: Happy Valentine’s Day. First want to give a shout out to those who contribute to the newsletter – this edition has much news and community contributors. There is a Pure Water update on the cover, summary of public meetings, and more. It is Heart Month and the north

UC library will host a “hands only” CPR class with training next week Feb. 23rd at 1pm for 1 hour.

- Melissa Martin: The South UC library on Governor will be hosting an open house on Thursday, February 16, at 4 PM for the Library Master Plan.

7. Action Item: PRJ-1074775, North Torrey Pines Public Right of Way Street Vacation. UC San Diego is requesting the city to vacate 0.3 acres of Right of Way on the east side of North Torrey Pines Road at its intersection with Revelle College Drive. This corrects an oversight from approximately 30 years ago. Presenter: UC San Diego Real Estate

- Andrew Kiesling, UCSD real estate department joined by and Jimmy Elmore, land surveyor at Hunsaker, and AD. Presenting a request to vacate 0.3 acres of right of way that occurs on campus land east of NTP road. The proposal does not modify the street /sidewalk, but rather removes a sliver of right of way on campus land that was left unaddressed since 1993. This proposal corrects that oversight from 30 years ago. We plan to build an entry way and sign in the area to be vacated.
 - AW: To clarify, the street vacation covers land from the curb or side of sidewalk onto campus land and doesn't cover Torrey Pines road?
 - AK: correct.
 - AW: What is the history of this?
 - AD: 1993, there was an even exchange of land between city and UCSD to benefit transportation improvement projects and there was a land exchange to widen Genesee, La Jolla Village Drive, and Regents Road; this sliver was an oversight.
 - *Motion to approve: AW / 2nd CN.*
 - Motion Carries
 - *Yes- 14, No-0, Abstain -0*

8. Information Item: UCPG Election Candidate's Forum. Each person running for a seat on the UCPG board is offered the opportunity to give a two-minute Candidate Statement describing their goals for the UCPG. Election procedures will be reviewed for the March 14 UCPG election. Tonight is the deadline for announcing your intention to run for a UCPG board seat either at this meeting or by emailing me at cn@adsc-xray.com.

The declared candidates so far are:

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.

- CN: Are there any additional nominations? None presented, We will take candidate statements and please also provide them to CN in writing so they can be published in the UCCA Newsletter.
 - KM: Lived in and worked in UC since 1995 and have been on the board since Nov 2021. Density in UC has been increasing since 1995 and will be increasing in the coming decades. My goal is to ensure growth happens that enhances quality of life for all residents, celebrates and protects the natural beauty, is located close to live/work/play, and also considers our climate action goals. I am interested in the infrastructure to mitigate the traffic increase that comes with growth and am interested in pedestrian and cyclist safety issues. I helped get the intersection at Governor and Genesee improved. I have lived in north UC, south UC, have been a renter and homeowner and lived here as a student, young professional and parent raising two young children.
 - ST: I have lived in UC for 10 years and San Diego for my entire life. My goal is to promote a walkable University City, encourage a green University City and to protect Rose Canyon. I am also interested in bike lanes, reflected in way I foresee the future for UC.
 - CU: Been UC resident since 1984 – interested in preserving quality of life here in University City and the structure that we’re all used to. Need to grow but preserving the way of life is an important factor.
 - FA: Living in UC since 1998 and I have rented and owned a home in the community and I have run a business in the area. I love UC and enjoy being part of the group.
 - ND: My name is Neil DeRamos and I’m a Senior Director, Operations, for Irvine Company. I’ve been with Irvine Company for 11 years and currently oversee a portfolio of commercial office buildings in UTC, Mission Valley and Downtown. I’ve been a UCPG board member for the last 2 years and I’m declaring to re-run for 2023 representing district

Business-3A. My goal is to continue adding value to the growth of UC and participating on topics impacting the residents and businesses of this community. This group is very passionate about weighing-in on topics such as new development, transportation, impacts on the environment and our safety, just to name a few. I enjoy participating in our growth and would love to continue my role with UCPG.

- CN: Currently a board member of UCPG, elected 5 years ago in 2018 and became chair at the same time, goal to help guide the group to revise bylaws to confirm to new council policies governing operations of planning groups, guide the UCPG through plan update, and I have a lot of experience working on the city-wide Community Planners Committee and its subcommittees reviewing housing and the land development code.
- CN: Reminders for the elections – both UC libraries will be available for ballot drop off during regular business hours from March 6th to 18th. Voting instructions are available on the UCPG agenda webpage as of March 1st. In person voting will take place from 5pm to 8pm March 14th at 10300 Campus Point Drive on the 2nd floor (Alexandria 2nd floor).
 - Debbie Knight: Hope Alexandria will put up directional signs off of campus point for the election.

9. Information Item: Building design and the Climate Action Plan. Continuing the discussion on how planners and community members can best support San Diego's CAP goals of net zero carbon emissions by 2035. Roger Cavanaugh, presenting.

- RC: Continuing the conversation on the city and state requirements for 2035 and 2045 for net carbon zero. Will require some heavy lifting and propose to get our arms around it with little bits at a time. It will be a large change in terms of sustainability and infrastructure. Tonight, will plan to look at a few variables to consider while evaluating projects and look at ways other cities are moving towards a new paradigm –a biophilic paradigm.
- AW gave a summary of accomplishments we have made on behalf of the environment – suggest we write that up because it is very valuable on a number of grounds.
- We need to be more invested in the process than we have been. Gather new information and stay current with what's going on and be more active in how we use that information.
- While we are often under criticism as a planning group of not being so representative –on issues of the environment we can say the board does represent the community consensus.

- Recognize expanding definition of what the environment is. We need to consider herbicides/pesticides and the energy consequences of using fossil fuel-based products.

10. Adjournment: Next Meeting will be on March 14, 2023, in-person at 10300 Campus Pointe Drive, second floor. This will be an in-person only meeting.