

UNIVERSITY COMMUNITY PLANNING GROUP

MEETING MINUTES

MARCH 14, 2023

1. **Call Meeting to Order:** CN, chair, shortly after 6PM. Meeting was held in person at 10300 Campus Pointe Dr., Second Floor, San Diego, Ca.
2. **Agenda: Call for additions/deletions.** CN noted Amended Agenda, renumbering items. Adoption w/o objection.
3. **Attendance/Quorum:** Attendance was taken, and a quorum confirmed.

Present were Chris Nielsen (chair)(CN), Roger Cavanaugh (RC), Neil De Ramos (NdR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson Wood (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Carol Uribe (CU), Andrew Parlier (AP), Karen Martin (KM), Linda Bernstein (LB), and Sasha Treadup (ST).

Absent were Andy Wiese, Kristen Camper, Petr Krysl, Carey Algaze, and Steve Pomerence.

4. Chair's report and report of Nick Reed from the Clairmont Planning Group

Chair, Chris Nielsen:

CN Discussed the new meeting rules post pandemic emergency, indicating there are different rules for executive board meetings (all board members must attend in person) and for ad hoc meetings (subcommittee, for example, where members may attend virtually).

The UC Plan Update meeting will be held in person on 3/21 6-8PM at UC High School. The plan update meeting on 3/21 will take additional comments from the community on any aspect of the plan. Emphasis will be on the five Focus Areas. Comments from the October and November meetings are being incorporated into a spread sheet of comments. Additional comments will be added to the spreadsheet from this 3/21 meeting. The Planning Dept is still working to produce this spreadsheet.

The April UCPG meeting will have the presentation of the Community Discussion Draft of the updated plan with only one other action on the agenda. Discussion of the Community Draft will continue at the plan update subcommittee in April, May, and June. The Discussion Draft is expected to be released on April 4.

The July UCPG meeting will consider the recommendation of Plan update subcommittee to UCPG which will in turn make a series of comments to the city for revising the Discussion Draft.

UCPG is currently working on zoom capability for hybrid meetings – examining if we might also use high school for UCPG meeting.

Nick Reed, Chair Clairmont planning group chair and vice chair for community planning group:

Clairmont PG is waiting for the plan update – 3-year delay.

Elections next week for Clairemont PG.

Housing projects approved by group with 240 units. Of those, likely 10-15 units affordable. 1 to 3 bedrooms. Bruce Klee is the owner.

[Facebook.com@clairmontpg](https://www.facebook.com/clairmontpg) on Facebook for Clairmont Planning Group

5. Presentations

Councilmember Kent Lee:

Dustin Nguyen (Kent Lee’s Director of Community Engagement) replacing Sheldon Zemen, presented.

Active transportation Survey released a workplan which is available online. The city council will use all committee work plans to create a joint workplan.

Budget process began for FY 2024. Crash course on line 3/23 at 5:30.

Kent Lee’s will have a meet and greet on 3/18 in front of Stanley Rec Ctr at 10:00 along with many staff.

CN called for Questions. RRW asked “is council in discussion with the School District regarding how the school district may assist the city achieve the Climate Action Goals, i.e., using electric school buses to transport students to schools and reduce roadway congestion and conflicts between work and school traffic. Dustin said the council is in discussion with the school district.

Plan update subcommittee – AW and Nancy Graham were not available. See Chair’s comments above.

UCSD

CN-There was a meet and greet with Chancellor at the UC San Diego Faculty Club.

CIP

GK -No report at this time on CIP Subcommittee

Pure Water

CN - no report; Pure Water will be alternating between UCCA meetings and UCPG meetings.

6. Public Comment

Lou Rodolico, Chair of UC Fire Safe Council (FSC), presented maps and results of a Brush Management Assessment the FSC commissioned and funded, with a display of high fire severity areas. The Fire Safe Council is identifying fire hazards in the community and hired biologists Merkel & Associates, Inc. to identify these hazards. This report is available on request. We are trying to identify areas where the city needs to make corrections i.e., in high density areas and in brush management zones 1 and 2 where 100 feet of brush needs to be cleared along the top of the slopes of canyon. We are looking for grant money and grant writing assistance to help the city. If you have additional brush management areas of concern in the community, bring this to our attention. We are accepting additional donations to promote fire safety in UC. On Saturday 3/18, from 12 noon to 3PM, the FSC is giving away carbon dioxide detectors at the South UC library for residents of UC (one detector per household). ID is required to show residence in UC.

Roger Cavanaugh – what we might do to support climate goals and sustainability. What to do to create infrastructure that will be ecofriendly. JS suggested identifying a network of people and organizations with similar goals in the area.

- 7. Action item: PTS 624751, Towne Centre View project. Project recommendation based on the Final Environmental Impact Report, Towne Centre View Subcommittee recommendation, and presentation. The project consists of: Land Use Plan Amendment, Site Development Permit (SDP), Coastal Development Permit (CDP) & NDP amending SDP #2758 & CDP #117798, Tentative Map with Public Right Of Way and Easement Vacations for the construction of a research and development and office campus with six buildings totaling 1,000,000 SF located at 9908, 9881, 9893, and 9897 Town Centre Dr. Process 5. Clif Williams, Latham & Watkins, and Emilie Colwell, T&B Planning, presenting. Also presenting, Kris Kopensky, VP of Biomed.**

Kris Kopensky: Worked with UCPG subcommittee on project over many months. Happy to be making this final presentation and hopes the PG will make a recommendation of approval.

Clif Williams: The project is at the end of Town Ctr Dr. in Eastgate Tech Park. Site designated for scientific research and open space. Open space will not be touched except for 0.01 acre of MSCP. Seeking 1 million sq ft of development and secured a plan amendment in November 2020. .86 floor area ratio planned, way under max of 2.0. Have finding of no hazard to Miramar flights by the FAA. Site already graded and developed with grading walls around site and will not extend into the MHPA. Adds 3.98 acres of open space into MHPA although it does take away an 0.01-acre piece. The plan will unify the site, get rid of most surface parking and locate it underground. A Site Development Permit, Neighborhood Development Permit to comply with neighborhood overlay, Coastal Development Permit, Tentative Map to re-subdivide the parcels, with vacation of the cul-de-sac at end of Towne Centre Drive. Architect comments: creation of an urban park on the campus to reduce the number of people leaving site. Bird safe glazing on windows. Native West Nurseries joined the team as landscape architect and have improved the plant palette. Lighting to be directed away from MHPA. Barrel cactus is outside of the area of impact and brush management zones. No mapped vernal pools are in the area. Fish and Wildlife did not contradict anything in EIR.

Sustainability features – LEED gold; electric ready (fully electric build out capable); onsite Photo Voltaic panels with battery storage; plants all drought tolerant and native species; 10% reduction in carbon; on site bike storage and showers; supports micro mobility hubs; employee shuttle to solve last mile problem; significant electric charging for cars; fit-well certification.

Transit will be integrated into the Project with an employee shuttle to transit, and transit concierge facilitating all forms of mobility, including reduced price transit passes for employees. EIR listed the only significant impact was on transportation and VMT. Reduced overall VMT after mitigation since we were required to reduce VMT by 32%. This is the first San Diego project to fully accomplish its VMT goal and be monitored by the city with penalties for not meeting them.

To address the view issue, we created a pedestrian resting area for the public near the parking structure to allow for a view of the coast and canyons.

Required paid parking on site. Parked to the code minimum.

Questions/responses:

AP: Asked about energy storage. Title 24 contains a requirement to reduce carbon. Ans: Shuttle access – 15 min headway during peak period and slightly less outside of peak. Size of bus based on demand. The bus will also stop at the super loop. Comment: Tenant vacancy? Ans: Project does not see a problem w/ life science space demands.

RC: Solar on top of all buildings? Ans: 80% of buildings must be solar but we don't know the demand until we get tenants. Q: When care for native plants what pesticides are used? Ans: We are committed to using best practices for native plants; the MHPA does not allow the use of normal herbicides adjacent to these areas. RC then discussed patent for fusion engine.

IK: Asked about area of MHPA on map – discussed city creation of maps unreliable. Fire response plan – walkways are also fire access roads. Can extinguish fires in open space now where could not before. Asked about fire evacuation – potential shelter in place with steel and glass bldg.

GK – What is the number of stories and current sq feet? Ans: 3 buildings of 200,000 sq ft currently on site. The community plan allows for 400,000 sq feet. Going from 3 to 6 stories.

ATV – Thanks for the process w/ UCPG subcommittee and consideration of components that subcommittee raised.

LB – Parking and site access by public? Ans: Parking levels are 3 ½ floors. Height from grade under 100 ft (est. 95). Additional public access beyond the area next to the parking garage unknown because of requirements for security of tenants.

Public questions/responses:

Lou Rodolico – Fire comments. How can you protect air quality inside? Can a use be created in the space used by the parking garage in the event cars are one day removed? Miramar didn't restrict bldg. height until 2008. Ans: Airport authority has reviewed and approved the building design.

Bill Beck – Use of charging stations for parking by the public? Ans: Parking is only for employees. The Irrigation system will also be used for exterior fire suppression.

Debby Knight – thanks for improving the project. The subcommittee voted to approve but she (DK) did not. One of those approving the project on subcommittee was a lobbyist and one works for a company working on the project. Water runoff can be a problem. Increase in size from max 400,000 sq ft to 1 million is a problem. This is a precedent. I am concerned with that square footage increase particularly with MHPA interwoven in the area. Lack of public access to the site with the anticipated increase in housing development in the area is also a problem.

Kerry Santoro, subcommittee member. Impressed with changes. Disagrees with concern about precedent with increase sq. footage given the 3.9 acres increase MHPA. Millions upon millions of dollars contributed by the project to public facilities financing should reduce concern about the issue of public outdoor space and recreation.

GK- Asked about insurance issues with private property.

LB – Asked if more compromise is possible for public access. Ans: There is no way to tell in advance who the tenants will be so we cannot answer.

JS - Asked about possible fencing of one tenant property if tenant has security concern. Ans: There is no way to tell in advance who the tenants will be so we cannot answer.

RC – Project is a substantial step forward toward what we are looking for. Integrated and thoughtful approach even if it's not there 100%.

ATV - Motion to recommend approval of the project. Subcommittee recommended 4 to 1 to approve as presented if pedestrian resting area available to public. Second by AP.

John Rivas - Asked about efforts to build more local residential housing on different a site given this project given the large number of employees. Ans: Not really within the project scope.

Vote: In favor were RC, RRW, ATV, CU, AP, GK, KM, LB, FA, ST, JS. Opposed was IK. Abstaining were NdR and JA (work related conflicts/policy). Chair not voting. 11 Yes, 1 No, 2 Abstain. Motion to recommend approval as presented passed.

8. Information Item -Results of UCPG election.

AD – Election results were as follows:

R1 – KM (52)

B1 – CU (1)

R2 – CN (7)

B2 – FA (3)

R3-JA (7)

B3- NDR (4)

9. Information Item PRJ 1058759

Evan Wilson and his team presented the redevelopment of 11011 Torreyana Road consisting of a demo of existing building and construction of a new building for scientific research.

Native West will be doing the landscaping plan after this info item and the UCPG has given its suggestions. Biotech incubator is the current existing usage. Was purchased out of foreclosure. The project will provide a better pedestrian approach. Demo an existing and build 203,000 sq ft building with 2 stories over basement, over 4 levels of subgrade parking. MHPA is adjacent to the site. Construction impact area far away from steep slope and MHPA. Proposing use of solar windows that provide electric power to the building and to the grid. Bike share/storage and showers onsite. Low and no flow plumbing. Fully electric ready building. 54 EV charging stations. Q3 construction documents, 2025 construction start date, with finish in 2027.

Questions/responses:

CU: With 4-500 employees why is the number of parking spaces at 505?

JA – Surface parking is visitor parking? Ans: The garage is secure. Comment: Concern about edge parking, storm water and MHPA. Ans: Will do some water storage underground with tanks to avoid erosion down slope. There are two different regions on the slope, with the MHPA at the bottom.

JS – Suggested project interact with State Park Biologist Darren Smith on plant palette in addition to Native West to see if planned species are a concern for the adjacent Reserve.

LB – What is the number of prior and existing employees? Ans: had been previously 250-300 employees. Question about public access to site? Ans: no decision.

GK – Parking near canyon edge? Ans: 29 spaces planned on surface area near slope. Comment: Concern about runoff from parking lot.

IK – Concern about shape of building. Concern about triangular area on slope covered by prior building not revegetated by chaparral.

ST– Concern about parking area for delivery in 2 spots. Ubiquitous Energy is developing windows – question about bird strike coverings with solar windows. Distance to bus stop? Ans: adjacent to site. Comment: Bike parking concern.

RC – Are current pesticides fossil fuel based? Ans: will check.

KM – Building and paving of the whole site is a concern. Wants to get rid of exterior parking and put underground. Roof top solar? Ans: height restriction makes solar a problem but looking at awning and window solar. Comment: Wants to see parking spaces reduced to minimum required by city. Suggests electric availability with bike parking due to increased use of e-bikes.

AP – Asked if you considered a living roof. Ans: No, not with lab space height requirements and depth required for a truly living roof.

JA – Open space easement? Ans: Granted for all except building.

NdR - Existing building sq ft – 80,000 sq ft versus new building 203,000. Café/restaurant on site?
Ans: not out of the cards.

Adjourned at 8:51PM.