

**Annual Report for
University Community Planning Group
For April 2021 through March 2022**

Prepared for the City of San Diego Planning Department

Reference: Administrative Guide for CP 600-24, Attachment E

Approved by the UCPG Board on 13 September 2022

Section I: Introduction

The University Community Planning Group had four officers for 2021-2022:

1. Chair: Chris Nielsen
2. Vice Chair: Roger Cavanaugh
3. Secretary: Kristie Miller
4. Membership Secretary: Anu Delouri

The UCPG has no standing subcommittees. It has three Ad Hoc subcommittees: Towne Centre View, Seritage, and Community Plan Update Subcommittee.

Section II: Administrative Matters, Covid-19

The information in this report is substantiated by the approved Minutes found in Appendix C.

The UCPG held 10 regularly scheduled meetings and no special meetings.

All meetings during the period were held virtually using Zoom due to the Covid-19 emergency.

The use of Zoom for UCPG meetings has allowed for greater participation by the community, particularly by occasional attendees.

There were 19 of 20 voting seats filled during the report period. Andy Zhao filled the UC San Diego Student Representative seat until graduation in August. UC San Diego Student Government replaced him with Philip Belzeski. In October 2021, Meagan Beale, seat R1-A, was termed out. At the September UCPG meeting, an announcement was made that the seat would be vacant in November and that candidates to replace Meagan Beale should announce their intent to run on or before the October 10th UCPG meeting, submit statements of qualifications for distribution to the board and community, and give oral presentations if desired. At the start of the November UCPG meeting, the board chose among four candidates and selected Karen Martien unanimously. She took her seat for this meeting.

A regular part of each meeting are presentations from the Planning Department, representatives from our local elected officials, MCAS Miramar, and UC San Diego. These reports help us to understand issues and decisions in jurisdictions that include and affect the University Community.

Katie Witherspoon, Planning Department Senior Planner, was our UCPG and Community Plan Update planner during the report period and was supported by Planner Such Lukes. [Note: On April 8, 2022, Katie Witherspoon left the Planning Department and was replaced by Sr. Planner Nancy Graham.]

There were no revisions to the Bylaws or policies.

Rosters for the beginning and ending of the planning group year are given in Appendix B.

Section III: Members Summary

There were no instances of an inability to conduct business at meeting due to lack of a quorum. The UCPG had 3457 residential and 49 business members eligible to vote in the March 2022 UCPG board election.

Elections were held again on March 8, 2022, for the 2022-2023 period. Contactless, outdoor, voting was provided on the regular election night outside at our normal, but empty, meeting location. We were able to take advantage of the availability of both community libraries and had drop-off boxes at both library locations available for eight days prior to the election during library open hours. A copy of the March 2022 voting procedures is included as Appendix A.

Section IV: Community-Wide Projects

The UCPG is proud to have participated in discussions and decisions covering some of the following important community projects:

University Community Plan Update

The University Community Plan was last updated in 1987, and the city has authorized a new plan update. This process was begun in the fall of 2018 with community workshops followed by the first meeting in January of 2019 with meetings held during the reporting period April 2021 through March 2022.

The UCPUS met eleven times between April 2021 and March 2022 with all meetings held virtually due to the COVID-19 pandemic. The principal topics covered for each meeting were:

- April 2021 – Urban Design Concepts Part II
- Housing Overview

- June 2021 – Urban Design Concepts III
- July 2021 – Urban Design Concepts IV
- September 2021 – Online Engagement and Focus Area Options
- February 2022 – Outreach Summary & Proposed Land Use Scenarios
- March 2022 – Discussion of Proposed Land Use Scenarios

The city maintains a complete set of documents, including minutes, for each UCPUS meeting here:

<https://www.sandiego.gov/planning/community/cpu/university/subcommittee-university-documents>

Mid Coast Trolley Project

The Mid Coast Trolley, now the UC San Diego Blue Line Trolley, project was scheduled for revenue service in November 2021 when construction began. The project in fact began revenue service on November 12, 2021. On Sunday November 19, 2021, SANDAG held a gala celebration on the UC San Diego campus athletic field east of the new UC San Diego Central Campus Station, with more than 5,000 people from across the city attending.

Mid Coast Trolley Project Noise

Residents in the La Jolla Colony area noticed an increase in noise from traffic on I-5, likely due to the removal of vegetation for the Trolley project. To determine if that was the case, SANDAG was contacted and agreed to study noise levels. The study concluded that while there was an increase in noise level, it did not rise to the level of significance requiring mitigation.

University Community Open Space

The UCPG advocates for increasing and protecting open space and habitat in our community when the opportunity arises but was unable to add dedicated open space in the reporting year. The UCPG passed a resolution in July 2020 unanimously reiterating its support for the permanent preservation

(through parkland dedication or other effective means) of a series of City-owned parcels within the UC plan area (see July 2020 minutes). During this year, the Planning Department said that these parcels would be preserved concurrently with the passage of the Plan Update.

The UCPG does screen each project presented to it for appropriate, location specific, San Diego native plants in their landscape plans. In most instances, a recommendation for approval is made conditional on appropriate plant selection. Projects are also screened for their effect on nearby open space, including lighting, storm water, and bird strikes. The protection of open space parcels begins with proper plant selection for projects adjacent to them.

Gilman Drive Open Space

At its July 2021 meeting, the UCPG heard an information item by Rebecca Robinson Wood, as trustee for the Robinson-Wood Revokable Trust, and UCPG board member, for a housing development project located at 8293 Gilman Drive. This property has an open space easement granted to the city in 1970 as part of the condominium development on the mesa above the Gilman property. 23.5 of the 30.06-acre parcel were designated as MSCP (Multiple Species Conservation Program) in 1997. The proposed project, PTS 0697543, would consist of a community plan initiation with removal of the open space easement and MSCP boundary adjustment.

Between July 2021 and March 2022, multiple action items for a project recommendation by the UCPG were scheduled and subsequently withdrawn by the applicant for review this project. The UCPG decided to hear its own action item in March 2022 and passed the following resolution unanimously:

“The University Community Planning Group opposes the removal of the Open Space Easement on the 31.06-acre parcel at the SE corner of Gilman Drive and Via Alicante (APN 346-802-13-00). It opposes any change of the Community Plan Land Use Designation from Open Space, and any changes to the MSCP boundaries for ~ 23.5 acres of MSCP on the site. Consequently, the UCPG recommends the city deny the proposed community plan amendment initiation for this site. A letter to the Planning Commission will be sent detailing its findings and discussion. PTS 697543”

The Planning Department states that “***nothing in the current Easement Vacation request has caused the department to change its recommendation for denial.*** The applicant is always allowed to submit more information to be taken into consideration, but nothing to date that has been presented to the Planning

Department has changed the department's position since the last time that this issue was reviewed."

The UCPG's detailed justifications and findings are included in the March 2022 meeting minutes in Appendix C. The applicant, Rebecca Robinson Wood, disagreed with some of the UCPG's findings; a letter from her is included.

Vista La Jolla Streetlights

The UCPG voted unanimously to place the three streetlights for the Vista La Jolla neighborhood to the top of its CIP list. A request to install these three streetlights was initially made in 2013.

Golf Course and Landscaping at the Avia in South UC

In November 2020, Wilmark, the owner of the Avia development in South UC, began a systematic removal of landscaping in and around the golf course, including the destruction of many old trees. The developer indicated the golf course would be closed, an apparent violation of their Neighborhood Use Permit's conditions. During the reporting period, the development was subjected to increased scrutiny by Development Services and our Council office and is ongoing as of the date of this report.

University Community Plan Area Housing

Housing construction in progress in the University Community Plan Area is a result of projects submitted to the UCPG prior to April 2019 or approved by UC San Diego for their campus.

Two housing developments were completed in the plan area, not including UC San Diego. Belmont Village Senior Living has 188 units, and the Jewel at Lux UTC (Tower #2) has 220 units.

The Theatre District Living and Learning Center at UC San Diego began construction of 2,000 beds in October of 2021 to accommodate undergraduate students for that College. It is due completion in summer 2023. With the addition of the Theatre District project, UC San Diego will be housing approximately 50% of its students.

Section V: Summary of Development Project Review and Community Projects

The tables below summarize the development projects, community plan amendment initiations, and major information presentations given to the UCPG on topics of community interest.

The UCPG heard presentations for six final project recommendations comprising a total of 3,127,000 square feet and representing an increase of 1,454,000 square feet of development intensity. All six projects were recommended for approved.

The UCPG heard information items covering three large projects totaling 1,426,000 square feet, representing an increase of 1,036,000 square feet of development intensity. These projects are likely to request final project recommendations in the next reporting year 2023-2023.

The UCPG heard one community plan amendment initiation, the Science Village proposal by Alexandria Real Estate on Towne Centre Drive. The UCPG recommended approval of the project along with the plan amendment.

Votes and discussion of each Project are to be found in the Minutes in Appendix C.

Table 1
Summary of UCPG Action Items, 04/2021 through 03/2022
Part 1 of 3

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action	Recommend Approval to City?
04/13/21	624751	Towne Centre Dr.	Towne Centre View by Biomed Real Estate	1000K (Incr. of 610K)	Form Subcm	Established Subcommittee
04/13/21		University Community	Reappoint Andy Wiese as UCPUS Chair		Letter to Plan. Dept.	Yes
06/08/21		Governor Dr	Restriping, reduce car lane, add bike lane		Letter to CM LaCava	Approve
06/08/21	660043	3010 Science Park Rd.	One Alexandria Square development	428K	NDP SDP CDP	Yes
07/13/21	685803	2501 Angell in Rose Canyon	Emergency Storm Drain Repair		SCR	Yes
07/13/21		UCPG report	2020-2021 Annual report			Approve
07/13/21	680247	East UTC, 4589 La Jolla Village	Seritage Office NDP		NDP	Yes
07/13/21		University Community	Bi-annual CIP project rank		Letter	Yes
08/10/21		3013 Science Park Road	Spectrum Bridge (ARE)		CDP SDP PDP	Yes
08/10/21		Citywide	Keep D1 unified in reapportion		Letter	Approve

Table 1
Summary of UCPG Action Items, 04/2021 through 03/2022
Part 2 of 3

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action	Recommend Approval?
09/14/21	651935	4242 Campus Point Court	"Campus Pt. 2" (ARE)	1901K (Incr. of 228K)	Amend NDP, EV	Yes
10/12/21	682832	La Jolla Village Sq.	Master sign program		NUP	Yes
10/12/21		Citywide	ADU impacts		Letter	Approve
11/09/21	692008	8930 University Ctr. Lane	Extension of time for TM/PDP		TM PDP	Yes
11/09/21	683863	10950 N. Torrey Pines Road	Hilton Hotel ATT WCF Facility		CDP	Yes
11/09/21	647676	9363, 9373, 9393 Towne Centre Dr.	Science Village	370K	CPA PDP Rezone	Yes
11/09/21	660043	3033 Callan Rd.	One Alexandria Sq	N / C	SDP, TM, NDP, CDP	Yes
11/09/21		UCPG	Choice of new board member			Karen Martien, unanimous
01/11/22		UCPG	Election subcom and procedures			Yes
01/11/22		Citywide	CP 600-24 (PG) changes		Letter To CM LaCava	Continued to March
02/08/22		University Community	CIP list modification		Letter To CM LaCava	Yes

Table 1
Summary of UCPG Action Items, 04/2021 through 03/2022
Part 3 of 3

02/08/22		4707-4757 Executive Drive	Rezone of lots to allow R&D Office		CV-1-2 to C0-3-1	Yes
03/08/22	683337	3880 Nobel Drive	Belmont Village Senior Living Center		NDP	No
03/08/22	697543	8293 Gilman Dr.	Gilman Village Development Plan Amend Agenda Item Initiated by UCPG, not applicant		CPAI, Vacate Open Space Ease., Change MSCP bndry	UCPG recommend denial for: OS Easement Vacation, MSCP bndry changes, and CPAI
03/08/22	691942	11255, 11355 N. Torrey Pines	"One Alexandria North"	257K	CDP, NDP, SDP, TM	Yes
03/08/22	686158	4555 Executive Dr	ARE/Scripps Health NDP	158K	NDP	Yes

Table 2
Summary of UCPG Major Development Project Information Items,
04/2021 through 03/2022

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action
04/13/21	624751	9881-9908 Towne Centre Dr.	Towne Centre View BioMed Real Estate	1000K (Incr. by 610K)	SDP PDP CDP
04/13/21	667592	UTC Hotel & Apartments	Hunter Oliver, Oliver Properties	169K total 121K Hotel 48K 81 DU Housing	SDP NUP LUP Amend
07/13/21	687543	Salk Inst., N. Torrey Pines Rd.	Salk Inst. SCR, UCPG recommend not reqd.	incr. by 2940 sq ft	SCR
07/13/21		8293 Gilman Dr.	"La Jolla Village 2" development by Rebecca Robinson Wood	Not specified	CPA, SDP, PDP, others
08/10/21		Genesee between Campus Pt & Nobel	Smart signalization on Genesee. ARE project.		Multiple permits, not specified.
02/08/21	691942	11255, 11355 N. Torrey Pines	"One Alexandria North"	257K	CDP, NDP, SDP, TM

Table 3
Summary of Community Plan Amendment Initiations
April 2021 - March 2022

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action	Recommend Approval?
11/09/21	647676	9363, 9373, 9393 Towne Centre Dr.	Science Village	370K	CPA PDP Rezone	Yes

Table 4
Summary of Major Non-Project Information Item Presentations
April 2021 – March 2022

Meeting		Location	Description
04/13/21		University City	Establishment of a Community Wildfire Protection Plan
07/13/21		University Community	City reapportionment
08/10/21		Statewide	Housing bills in the CA legislature
09/14/21		Citywide	Introduce Blueprint San Diego
09/14/21		Countywide	SANDAG/Caltrans Coast, Canyons, and Trails Multimodal Corridor Plan
01/11/22		Citywide	Advocacy for Trees in San Diego
03/08/22		Citywide	Clean Local Energy in San Diego

APPENDIX A – March 2022 Voting Procedures

University Community Planning Group Notice of Elections for the Executive Board March 8, 2022

The University Community Planning Group (UCPG) will hold its annual March 2022 election for four residential and five business seats for terms beginning April 12, 2022. *Note: there is a sixth business seat, however there is no candidate for that seat at the current time.*

For this year's election we're pleased to offer drop off ballot boxes at the two UC libraries for your convenience. We encourage all UCPG members to take advantage of this and cast your vote. Details are found below.

Where can I get a ballot?

Ballots will be available on the UCPG's City web site beginning February 28 here:

<https://www.sandiego.gov/planning/community/profiles/university/agendas>

Which ballot do I use? (You may choose only one)

Residential Seat Ballots:

2022_UCPG_Ballot_District_1_RESIDENT_SEAT_C
2022_UCPG_Ballot_District_2_RESIDENT_SEAT_C
2022_UCPG_Ballot_District_3_RESIDENT_SEAT_A
2022_UCPG_Ballot_District_3_RESIDENT_SEAT_C

Business Seat Ballots:

2022_UCPG_Ballot_District_1_BUSINESS_SEAT_B
2022_UCPG_Ballot_District_2_BUSINESS_SEAT_A
2022_UCPG_Ballot_District_2_BUSINESS_SEAT_C
2022_UCPG_Ballot_District_3_BUSINESS_SEAT_A
2022_UCPG_Ballot_District_3_BUSINESS_SEAT_C

Not sure of your district? See the map on page 3.

How do I fill out the ballot?

- Download the correct ballot.
- Print the first page of the ballot.
- Make your vote selection on the TOP half of the ballot.
- Write your name and address LEGIBLY on the bottom half of the ballot.
- Cut the sheet along the indicated line on the ballot.
- Place the TOP half of the ballot into a sealed envelope that you provide.
- Place the BOTTOM half of the ballot and the sealed envelope which includes your vote into a second envelope.

- Place this SECOND envelope which includes your vote and proof of membership into the BALLOT BOX, located INSIDE the South UC Library adjacent to the circulation desk or INSIDE the North UC Library across from the circulation desk. See page 4.

Where do I drop my ballot?

Ballots may be dropped off either INSIDE the South UC Library (4155 Governor Dr.) adjacent to the circulation desk or INSIDE the North UC Library across from the circulation desk (include address) during business hours.

When can I drop off my ballot?

The ballot box is available for drop off during library business hours which include:

Monday Feb 28	11:30AM – 8:00 PM	DROP OFF ONLY
Tuesday Mar 1	11:30AM – 8:00 PM	DROP OFF ONLY
Wednesday Mar 2	9:30 AM – 6:00 PM	DROP OFF ONLY
Thursday Mar 3	9:30 AM – 6:00 PM	DROP OFF ONLY
Friday Mar 4	9:30 AM – 6:00 PM	DROP OFF ONLY
Saturday Mar 5	9:30 AM – 6:00 PM	DROP OFF ONLY
Sunday Mar 6	CLOSED	
Monday Mar 7	11:30AM – 7:00 PM	DROP OFF ONLY.

Tuesday March 8 from 5PM to 8PM
In person voting ONLY at 10300 Campus Pointe Drive, on the west side of the Alexandria Building. Please bring a valid ID for address verification.

How can I vote In Person?

In-person voting will ONLY be held on March 8, 2022, from 5PM to 8PM outside the west entrance of the Alexandria building at 10300 Campus Point Drive. This location is where we held our in-person UCPG meetings (pre-COVID). Not sure where this is? See the map on page 4.

Counting the Vote

All votes, those dropped off at the UC Libraries and those cast in person, will be tabulated on March 8 and reported after the close of the election, shortly after 8PM at the UCPG meeting. The City mandates all results from planning group elections be reported prior to the end of the March 2022 meeting.

Community Plan Area District Boundaries

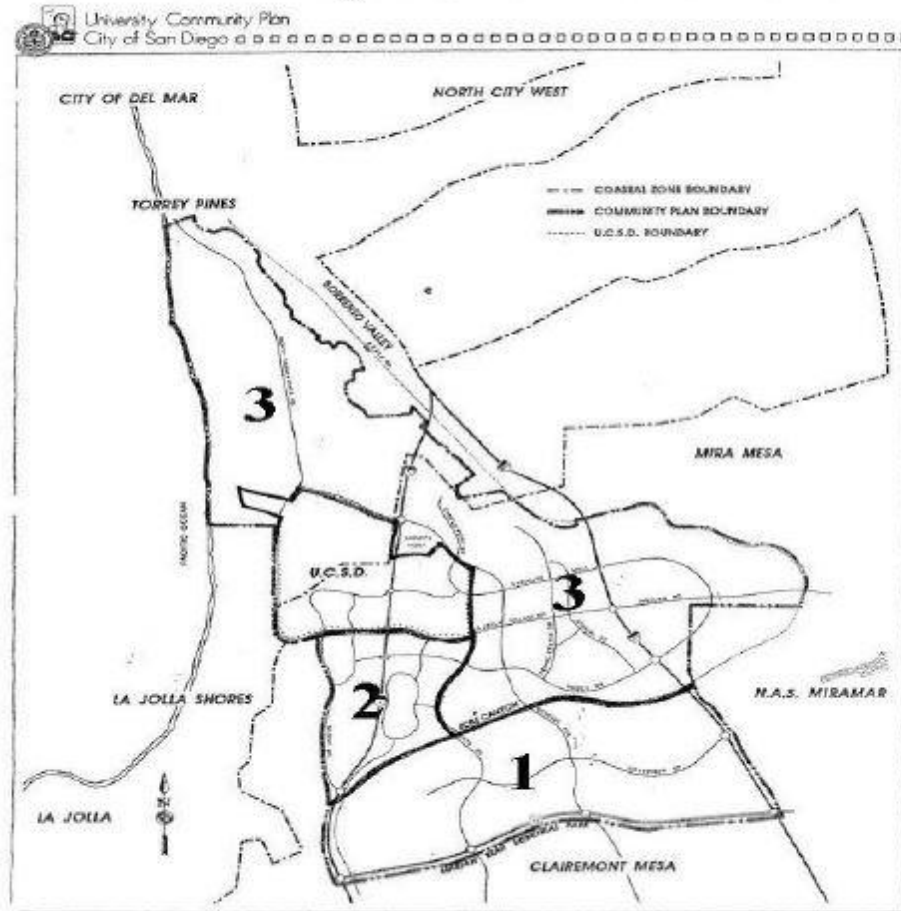


Exhibit C

- District 1 is south UC: south of Rose Canyon between I-5 and I-805 and north of SR-52.
- District 2 is north of Rose Canyon between I-5 and Regents Road, south of La Jolla Village Drive.
- District 3 is north of Rose Canyon, everything in the plan area not covered by District 2.

University Community Planning Group *IN PERSON* 2022 Voting
Location
10300 Campus Point Drive, West Side of Building

10300 Campus Point Drive



Take Genesee Avenue to Campus Point Drive, veering left at the end.



Voting Location is marked by the **RED STAR**

APPENDIX B - ROSTERS

ROSTER FOR 2020-2021 ANNUAL REPORT AT START OF PLANNING GROUP
YEAR

UNIVERSITY COMMUNITY PLANNING GROUP
Executive Committee (updated 04/01/21)

Voting Members (20)

Meagan Beale (R1-A)
(2011 / Oct 2021) *
meagan.beale@doj.ca.gov

Georgia Kayser (R1-B)
(2021 / 2024)
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Nancy Groves (R1-C)
(2013 / 2022)
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CHAIR

Chris Nielsen (R2-A)
(2018 / 2023)
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Joann Selleck (R2-B)
(2018 / 2024)
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Isabelle Kay (R2-C)
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Michael Leavenworth (R3-A)
(2018 / 2023)
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Jon Arenz (R3-C)
(2018 / 2022)
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VICE CHAIR

Roger Cavanaugh (R3-B)

(2015 / 2024)

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Carol Uribe (B1-A)

(2020 / 2023)

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Caryl Lees Witte (B1-B)

(2013 / 2022)

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SECRETARY

Kristie Miller (B1-C)

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Rebecca Robinson Wood(B2-B)

(2015 / 2024)

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Neil DeRamos (B2-C)

(2021 / 2022)

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[Vacant] (B3-A)

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Peter Krysl (UCSD Faculty/Staff)

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Andy Zhao (UCSD Student Rep)

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Non-Voting Members (2):

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(UCSD Administration) **

UCSD Physical & Community Planning

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Charles Dockery (MCAS-Miramar) **

Kristin Camper (MCAS Miramar) **

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Katie Witherspoon

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* (Start of Exec. Comm. Membership / Current Term Ends)

** UCSD & MCAS-M Members serve at pleasure of appointing authority

ROSTER FOR 2020-2021 ANNUAL REPORT AT END OF PLANNING GROUP
YEAR

UNIVERSITY COMMUNITY PLANNING GROUP
Executive Committee (updated 03/31/22)

Voting Members (20)

Karen Martien (R1-A)

(Nov 2021 / 2023) *

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Georgia Kayser (R1-B)

(2021 / 2024)

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Nancy Groves (R1-C)

(2013 / 2022)

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CHAIR

Chris Nielsen (R2-A)

(2018 / 2023)

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Joann Selleck (R2-B)

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Isabelle Kay (R2-C)

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Rebecca Robinson Wood (B2-B)

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Neil DeRamos (B2-C)

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Amber Ter-Vrugt (B3-B)

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Non-Voting Members (2):

MEMBERSHIP CHAIR

Anu Delouri

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UCSD Physical & Community Planning

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Charles Dockery (MCAS-Miramar) **

Kristin Camper (MCAS Miramar) **

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Katie Witherspoon

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* (Start of Exec. Comm. Membership / Current Term Ends)

** UCSD & MCAS-M Members serve at pleasure of appointing authority

APPENDIX C – UCPG MEETING MINUTES

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

6:05 P.M. April 13th 2021

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil Ramos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasserri (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), Georgia Kayser (GK), Katie Witherspoon (KW)(City of SD Planning), Andy Zhao (AZ-UCSD)

1. **Call the Meeting to Order:** Chris Nielsen 6:05 pm.
2. CN asked new residential board member Georgia Kayser (GK) to say a few words. GK said she is a UC Parent of 3rd grader and Kindergartener; both go to Spreckels, Asst Professor at UCSD, School of Environmental Health. Wants to protect the environment, make sure we have a safe community with clean air and drinking water. Have green spaces to make UC a more walkable, bike rideable neighborhood
3. **Agenda: Approved – Adoption by acclimation**
4. **Approval of Minutes from March 9, 2021.**
CN-asked if there were any corrections?
IK – “Ridge walk” not “bridge walk” and “louvers” not “leavers”.
ATV – moved to approve with IK changes
MB – seconded
Motion to approve minutes unanimously approved
5. KM took attendance
6. Election of UCPG Officers – all current officers are running again
CN running for Chair
KM running for Secretary
RC running for Vice Chair
AD running for Membership Chair
All were reelected by acclimation.
7. **Announcements:**
Chair’s Report and comments:
 - a. Seritage is looking for development partners. Their plan amendment is on hold, as is the UCPG subcommittee for this project.
 - b. BIOMED posted a Notice of Preparation for the Towne Centre View DEIR on April 5, with comments due May 5. They are presenting today.
 - c. The 6705 Robbins Way project is on hold pending completion of review by development services.
 - d. “Alexandria – Campus Pt. 2” and Torrey Pines State Park improvements will be on a future meeting agenda.

e- Joe La Cava – Working on legal issues with Planning Group policies and procedures – it is a difficult job to maintain the current role of CPGs but keep them out of the realm of City Boards and Commissions. Joe has been CPC Chair, CPG Chair, and board member and is the right person to lead this effort.

f- SANDAG – 2021 Regional Transportation Plan presentations; 4/23 Equity, 4/30 Alignment of State, Regional and local planning, 5/28 Draft EIR available

g- SANDAG - Emergency Fund of \$10.5 million to shore up Del Mar bluffs. At Torrey Pines PG on Thur. 15th SANDAG will present information on relocation of the rail tracks along the Del Mar Bluffs.

CN – Questions?

Bill Beck – community member – Any update on Pure Water?

CN – no update on pure water

JS – update on Costa Verde?

CN – Not yet

8. PRESENTATIONS:

A. Gia not here – see below once arrived

B. Councilmember Joe LaCava – Kaitlyn Willoughby

1. Planning groups and the inconsistencies with City policy. Joe’s policy director is working on this with Joe to ensure status of PG’s stays the same

2. 4/15 – 60 and up are eligible to get vaccines

3. “Get it Done App-submitted reports will be visible online so you can look at reports that have already been submitted to avoid duplication.

4. Measure C – expand and modernize the convention center

5. City Counsel – Salary ordinance meeting is going on right now for ER contract workers

IK - question regarding “get it done”: how long is the backlog?

Kaitlyn – depends on the issue – as employees have been off due to COVID – things like lights being out or Street repaving are taking a while. But some things like encampments could be addressed more quickly.

JS – Utility Franchise Agreement? Are we continuing with SDG&E?

Kaitlyn – Mayor will be releasing a new request for bids with temporary 3 months extension of current agreement.

A. SANDAG / Mid Coast Trolley – Gia Ballash

Trolley remains on schedule with 90% construction completion. The plan will finish at the end of 2021. You will start to see testing of Red Trolleys very soon but no passengers yet.

- Nobel Dr. Trolley Station is complete and being attached to the parking structure
- VA medical Center Trolley Station – design elements are in place and the power Lines have been strung
- UC San Diego Central Campus Trolley Station is the official name-previously called Pepper Canyon Station
- UCSD Health La Jolla Trolley Station – you can really see the station-with walking bridges that realigned Campus Pt. Dr and Voight Dr. There will be many more lanes open by Friday.
- See presentation
- Executive Dr. Trolley Station

- UTC Transit Center – Parking structure will also be ready end of 2021 and is all aligned
- Repaving Streets – demo and repaving should take 2 weeks – starting this Friday night from Regents to East Gate.

KM – question: 21 hours? 8 pm to 5 am?

No – 8 pm to 5 pm the next day: Regents and Eastgate closure 21 hours – this will be 2 weeks of impact work.

- LJ Colony Noise – very technical discussion; sending JS the report

Dima – community member – How long will it take to go from UTC to Downtown?

Gia – approximately 30 minutes

IK – UCSD Health Station -> parking structure regulations? Students will want to park there

Gia – she does not know but can get back to IK. There should be parking gates.

AZ – Very excited – 90% complete – when is opening day, he wants to share good news with students

Gia – Late November for revenue service.

AN – charging stations in parking structures? And will you charge for charging at stations? People will use their apps to find these stations right off the freeway to use them for parking!

Gia – She can find out for sure, but she thinks EV charging not Tesla specific and she will follow up with these questions.

NG – Timelines you mention from station to station please send them to CN

Gia – will do.

C. Membership Report – Anu Delouri -> membership officially recognize N&S.

UC – If anyone attending would like to join there is no cost, but we do need you to fill out the membership form.

NG – How many members for UCPG?

AD – will bring the #s here next meeting

AD – answered 7 pm, later in the meeting – we have 2,500 members approximately

D. CPU – Process, Plan Update Subcommittee – AW

-> March meeting was a good, long meeting with Planning Dept. and consultants about Urban Design. We will help the city formulate a community survey scheduled to be online this summer. We have spent 3 years dev. this Plan Update and the survey will make sure we are asking good question and have good explanations for potential land use and zoning for our focus areas. Survey this summer should take about 20 – 30 minutes.

➔ Next meeting is next Tuesday 4/20 @ 5:30 pm

E. Planning Department- Katie Witherspoon – We should have all seen student art submissions – planning is engaging students K-12th grade to draw what they think the community should be like. Put drawings on tote bags. Are there any groups that Katie can visit to engage that group in land use planning and get their ideas?

F. Assembly member Chris Ward – Rachel Granadino presented

- California will be reopening on 6/15/21 -> we still will be needing mask guidelines for larger events.

- 4/12/21 \$5.36 million will be available for wildfire prevention, vegetation management, landscape education, and work force training with the forestry service.

KM – when will Planning Groups be back in person?

Rachel – perhaps when fully reopened, yes, but county will have a say.

IK – funding for wildfire prevention – who provides guidelines for vegetation management?

Rachel – forestry guidelines?

JS – Cal Fire will have that

G. Senator Toni Atkins – Miller Saltzman – not here

H. Supervisor Terra Lawson-Remer - Evelyn Andrade

- 1)50 years and older can get a vaccine as of 4/1 and in 2 days 16 years and older will be able to be vaccinated. Use vaccine superstation.com for appt
- 2)1 in 5 children face food insecurity – but families are not coming to get benefits. They want people to come to the county for help.
- 3)Supervisor N. County – outreach for homeless, looking at physical/social and psychological issues. We need trained mental health providers instead of police. They are currently not operating overnight so we are expanding this program.

4)Comprehensive native landscaping plans are required on all county property

5)Sustainability plans for the county

AW – excited about Biodiversity Plan. Can UCPG and community members help?

Evelyn – call in to the meeting or submit comments online

CN – Zoom call or zoom call in

Evelyn – might be in person and virtual on the county website

IK – pleased about native landscape. County has been criticized regarding vegetative plan

Evelyn – working group is in place if you would like to join this group again. Contact the county.

I. UC San Diego – Alyssa Helper ->

-Covid – 19 – 322,000 vaccinations from 12/2020 to present by UC San Diego Health. There is light at the end of the tunnel. Return to Learn will repopulate the campus but with safety first

-Marine conservation with Scripps Institute, SW fisheries 1963 Bio-Diversity and conservation

-Theater District Living and Learning edge of campus buildings will finish Fall 2023

-La Jolla Innovation Center – Planning and design phase – public comment ends 3/2021. EIR – available end of April 2021

-LJ Allergy and Immunology – won prize for dev COVID-19 test that is a quick result rapid test

-New Dean –Caroline Freund-Public Policy coming from the World Bank
Working on Liberal Policy and Strategy

IK – rapid test – will it detect variants and used for wide-spread testing?

Alyssa – we have COVID test in vending machines to make sure we are
covering all of campus

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

- a. Andy Wiese – 1) UC High School – sights and sounds on 4/24 at 7 pm
fund raiser for major music programs. Award winning Band 2019
2) Worldwide City Nature Challenge – 4/30 – 5/5 I naturalist app to send
People into nature **Citizen Science Nature Experience
- b. Barry Bernstein – meeting tomorrow –Assy Chris Ward will be talking about
 - ADU – Accessory Dwelling Units – is city monitoring permits?
 - Pure Water – N. LJ Village starting in June to tunnel under 805.
 - Thur. – Film about F35 aircraft – helping with new Command
Officer – beginning in July, to develop a friendly rapport.John Walsh original founding member of UCPG: 4/6 will be John Walsh Day
 - Presentation from Diane Ahearn for Fire Prevention
 - UCNews.org to get more information
- c. RRW – public comment @ bring attention to Nobel Transit Area –
 - 1970 – 6500 dwelling units ->population of over 16,000 people where
US Census stated last year only 3,500 population.
 - Land use for Gilman and Via Alicante significant acreage being used by
local population

10. Information Item: Establishment for a Community Wildfire Protection Plan.

Diane Ahern – President UC Fire Safe Council – info to prevent fire and prepare for
Fire – See Presentation

*Plan is a blueprint for protection of structures and land during wildfires.

*Template developed by the County of San Diego Fire Safe Council

*Please read through First Draft – we would love your help or comments

-give us feedback and what we should continue on with in the future

*Next steps – going to meetings and present our fire safe presentation

- we need contact information for groups to present to

*Final Draft will be done in June for approval w/ County Fire Safe Council

* will be posted on the UCCA website

*to conclude – we will focus during the month of May to tidy up Draft

CN – next meeting will be 4th Mon or Tues in May

**11. Action Item: Resolution of UCPG support for Andy Wiese to continue as CPU
Subcommittee Chair following the end of his term as a UCPG board member.**

CN – moved to have Andy Wiese continue to chair the CPU Subcommittee

KM – seconded

IK – thirds

Katie Rodolico – community member – can he chair when he is not a board
member, per the rules?

CN – There can be no more than 10 UCPG members on CPUS or it would constitute
a quorum for UCPG. We thought it would not be an issue as Andy was the
chair for the last 2 ½ years. It is just a bit longer.

CN – Call for a vote

Vote: Yes 14, - No 0 - ABS 0, Motion for Andy Wiese to continue being CPU Chair approved.

Andy Wiese – thank you for your trust in me!

12. Information Item: PTS 624751 Towne Center View project by Biomed Realty Research and Development buildings totaling 1,000,000 sf on 31.9 acres IP-1-1 zoned costal overlay. Stephanie Saathoff, Clif Williams and John Bergschneider presenting – see presentation

John – Towne Centre View to add 1,000,000 sf Research and Dev to support UCSD and surrounding Biotech communities.

Clif – with Lathem and Watkins – presented last August – need a plan amendment

- Created a subcommittee and met twice to work on plan. Timeline:
 - 1) overview 2) sustainability 3) May transportation study and what will be in the EIR
 - 4) Draft EIR ready in July 2021 5) Sept/Oct planning commission meeting
 - 6) Jan/Feb 2022 to start
- Designation is Scientific/Research and Prime Industrial
- Zoned IP-1-1, not for mixed use, and will be compliant with Miramar and surrounding MHPA Lands
- Mid Coast Trolley storage and lay-down yard presently.
- Entitled to 200,000 sq. ft. R&D Office in 2 buildings

Ryan – pulling buildings close to Town Center Drive and population away from Canyon’s edge. Reducing impervious areas

- pushing mass to help with existing site walls
- transitioning native plants down to canyon areas
- will look like a park surrounding for meeting and recreating outside
- 4 primary structures w/ passageways – all creating environment with 8 buildings that mix with urban – which welcome outside amenity spaces

Clif – we have been working w/ subcommittee and really want to work w/UCPG

Stephanie – May – offer to walk the site with the subcommittee and other’s who are interested. We are setting up a date and time.

ATV – on the subcommittee – no land use changes and that PG does not have to make an amendment to the plan. Thank you for making the subcommittee’s suggested changes.

IK – were site walls constructed? Are they permanent? Do they need re-Enforcement?

Clif – Cushman 2005 entitled / graded and made retaining walls.. They hold back the site, none of construction will go outside the retaining walls. Yes we will refortify if needed.

IK – what is Bldg E? All alone by itself.

Ryan – small pavilion w/ public access. Not decided yet but might be utilized for meeting and public use.

Andy Wiese – on the subcommittee, issues raised by Andy are:

- Clarification that TCV project does require a plan amendment
- Serious concerns remain with impacts on public views, scenic resources, and public access

- e.g., parking structure at Southeast corner would block existing public view of ocean and coastal zone from public right of way on TCDrive – the only ocean view from public ROW in UC Plan area east of I-5.

- e.g., Proposal to vacate easement on Towne Centre Dr. will block public views and access to scenic resources and potential overlook from public ROW into Roselle Canyon.

Andy hopes neither view will be impeded.

- Trails and Canyons are an extraordinary resource that can be utilized by the community.

This project should maximize public access to nature, overlooks, and coastal views through publicly accessible rim trail and vista points, compatible with private property needs of the site. There are many ways to achieve this mix through appropriate design, which has been adopted on nearby SR tech park properties. This project should be a leader, enhancing public realm of the community in exchange for the request to double development intensity/land value.

- Urges TCV project to positively pull back structures from MHPA lands. E.g., building at SW corner of project.

- The massing of 1,000,000 sf in the restricted part of the site left after meeting APZ2 restrictions leads to heavy, over-built design, especially given location adjacent to MHPA, edge of coastal zone. Encourages thoughtful reconsideration of the building design and potentially intensity.

-Project should be a cutting-edge project for bird strike plan as 90 ft. walls of glass will be put in the middle of MSCP/habitat preserve!

Clif -thank you for your comments. Working w/ landscape and architects in regards to your list.

Debbie Knight – community member – haven't seen much change. It does need a plan change amendment. You are asking for 1,000,000 sf of land use w/ the stroke of a pen.

-Design – seems to be tropical, not native and biodiverse – which is so rare. Shouldn't have trees everywhere with all greenery.

Should respect and connect with the area and habitat around them

-Debbie would like to see a smaller design, connecting to the extraordinary views all the way to the coast over coastal sage and wildlife. This needs to be thoughtful to the community instead of the tenants.

Clif – presentations are not the same as in person so walking the site will help. Native plants will be used. It is an industrial site using Pueblo Lands created to help. We hear you, Debbie.

RC – can not make an informed decision w/out walking the site. Thank you for offering and I hope UCPG member go on the walk.

Kerry Santoro – resident – was on UCPG; has been participating on subcommittee.

Hears Debbie and understands MHPA. This site is also important for an economic benefit to the community.

Clif – we have a hard time setting up large scale Tech/Research Dev. We have an amazing set of workers here in the UTC area

IK – What about ED level / storm water treatment, recycled purple pipe water. Can you recycle your own water?

Clif – purple pipe-reclaimed water and recapturing storm water as it cannot flow into MHPA lands

Ryan – best treatment for storm water is softening the site and letting the landscape do the work.

IK – glazing on glass -> both collecting solar and preventing bird strikes

Ari Astalos – community member commented

Clif – traffic study – FBA issues and cars and trips all of which we will go over next meeting and subcommittee. Permitted is a robust 2.0 FAR for zoning and we will have 1.0 FAR

13. Action Item: BMR has an active Notice of Preparation (NOP) with the City For the Town Center View Draft EIR – should UCPG draft a letter Asking for certain comments to be made in the EIR – due May 5th

CN – UCPG involvement is important which leads to the fact that we do not have another meeting prior to 5/5 the due date for DEIR submission

JA-since there is a broad range of opinions, suggests we have subcommittee write their own separate/individual comments as opposed to the UCPG writing a letter.

CN – subcommittee cannot submit a letter

IK – are all opinions supported in the subcommittee. She feels that the subcommittee could write the letter for UCPG.

Debbie – when will site walk happen

Clif – mid to late May

CN – suggests we have a subcommittee meeting during the site walk and we will go ahead with individual letter submission.

Andy – OK

Debbie – OK

14. Information Item: PTS 667592 UTC Hotel and Apartments, dev. 217 Room 121,159 sf hotel and 47,684 sf apartment building with 81 dwelling units which includes 9 multi-family affordable housing units – needs rezoning Hunter Oliver presenting.

Hunter – parcel came about in 2012 because of the new offramp from 805 to LJ Village Dr. Did a lot of research – city is backing this project

-New approach – still Hotel but adding 81 dwelling unit that include 9 affordable multifamily units. But they have to change the zoning.

- more parking is needed but it will be subterranean

- dwellings are needed for workers in the UTC area

- taking all of UCPG comments into consideration

->water, landscape, solar

- third iteration of their plan since 2018 and third UCPG presentation
- CN – seen letters from surrounding properties, wondering what is going on there
- Hunter – he has engaged with some but not all of the neighbors. Preliminary meeting with Biomed. Will continue to engage.
- Dima – community member who lives @ LJ Crossroads and runs around this area > is the color scheme from presentation staying?
- Hunter – trying to tie into surrounding buildings – Dark Blue glass, he is taking note to come back to this.
- Neil – community member – how many hotel units? Where is the hotel entrance? Is there a conference room and ball rooms? Traffic?
- Hunter – 220 units, far most east side is egress for entrance. And we are not a meeting / conferencing type of hotel.
- Deanna Ratnikova – community member – have you considered communal living? She has experience this in other cities.
- Hunter – Hotel will go after short term visitors with suites and cooking. Either a few days, weeks, or month-long stays. Only 1 bedroom, gym will utilize the outdoor space.
- Debbie Knight - # of total units and number of restricted affordable?
- Hunter – 10% affordable, some equipped for handicapped
- Debbie – 10% is minimal and air quality is marginal right on the freeway.
- Hunter – we are not getting any public funds, so we are willing to give some but need to afford to build this project. We addressed the air quality as 1st concern when swelling units came up and we are far lower.
- IK – why is residential so close to the freeway and hotel is away from the freeway. Heartless to place the people closer than the hotel. Housing should be further west and hotel further east.
- Hunter – strange shape property and we have studied the heck out of this. We are doing our best to design the best and safest plan.
- AZ – what do you define as affordable housing – I make \$2000 so I could not afford this, I am a student.
- Hunter – Market rate -> 400 sf unit \$1500-1700 fully furnished and high quality furnishings. Designed these units for the lab tech or police not for college students.
- Tim Garrett – community member – walkability – not safe walking over La Jolla Village Dr. but can connect to other properties going over to Executive Dr.
- Hunter – our neighbors don't really want our guests walking over their property but we will continue to talk to them. Working the walkability
- GK – air quality – environmental health – she knows that near highways have more air quality issues and schools cannot be w/in 200 m of highways I would have you consider air filters and air quality environments, no balconies etc.
- Hunter – we have surveyed and understand high/good air quality work needs to happen – No balconies on the east side and windows not able to open.

RC – air quality documentation: RC has information not his and will have CN send to Hunter

IK – makes more sense to have larger places that are shared by 2 or more people, e.g., with roommates, not single occupancy apartments.

Hunter – open to comments but some folks are introverts and want a single.

We tried to see who users would be. Most folks can't afford \$7000 for high rise 3-bedroom units.

IK – thank you for doing your market research

CN – Let me know when you will be returning.

15. Adjournment at 9:23 pm. Next meeting will be Tuesday, May 11, 2021 on zoom!!

Thank you, Chris

No Meeting was held in May 2021.

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

6:05 P.M. June 8th, 2021

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil deRamos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasserri (AN), Rebecca Robinson Wood(RRW), 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), Georgia Kayser (GK), Katie Witherspoon (KW-City of SD Planning), Andy Zhao (AZ-UCSD), Aidan Lin (AL-UCSD)

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

2. CN asked new UCSD undergraduate representative Aidan Lin to introduce himself.

3. **Agenda: Approved – Adoption by acclimation**

4. **Approval of Minutes from April 13, 2021.**

CN-asked if there were any corrections?

– moved to approve with minor corrections (ATV)

– seconded (MB)

Motion to approve minutes; approved with one abstention (RRW)

5. **Announcements: Chair’s Report:**

a. Seritage plan amendment is on hold, as is the UCPG subcommittee for this project. Next month Seritage plans to bring amendment to allow lease of office space not facing street.

b. The 6705 Robbins Way project is on hold pending completion of review by Development Services.

c. Torrey Pines State Park improvements will be on agenda next month

d. “Alexandria—Campus Pt. 2” on agenda next month

e. Monday, June 14 at 4:30 visit of UCPG Subcommittee to Town Center View Drive at the end of Town Center Dr.

f. SANDAG – 2021 Regional Transportation Plan presentations; 4/23 Equity, 4/30 Alignment of State, Regional and local planning, 5/28 Draft EIR will be available

g. CN – Questions?

Bill Beck – community member – Any update on Pure Water? CN – no update on pure water

JS – update on Costa Verde? CN – Not yet

PRESENTATIONS:

A. Councilmember Joe LaCava – Kaitlyn Willoughby

1. Planning groups and the inconsistencies with City policy. Joe's policy director is working on this with Joe to ensure status of planning groups stays the same
2. La Cava sponsored the City Council item which was approved for pay equity
3. Opening open spaces safely includes:
 - a. Sea lion pupping at LJ Cove—posting new signs to protect sea lions and people
 - b. Details of opening libraries still figuring out
 - c. Lawsuit on L J Cove fireworks---cannot comment on open lawsuit
4. Utility Franchise Agreement: (JS) asked KW to explain SDG&E agreement. (KW) will send copy of the agreement to CN who will distribute to UCPG members.
5. Reminder La Cava's Office is open on Friday from 10-11 for any questions or complaints.

B. SANDAG / Mid Coast Trolley – Gia Ballash & John Dorow

Trolley remains on schedule with 90% construction completion. The plan will begin passenger service Nov. 2021. You will start to see testing of Red Trolleys very soon but no passengers yet.

- Nobel Dr. Trolley Station is complete and being attached to the UTC parking structure
- VA medical Center Trolley Station – design elements are in place and the power connected
- UC San Diego Central Campus Trolley Station is the official name-previously called Pepper Canyon Station

Questions:

1. When will barriers at end of Genesee be gone?
2. Jeff Dosick asked about bike lane stripping; when will it get done?
3. Debbie Knight asked for a copy of the Power Point. Gia will send with the timetables to CN who will send to all UCPG board members.
4. Gia will send photos to UCCA for the newsletter
5. UCSD Health La Jolla Trolley Station – you can really see the station-with walking bridges that realigned Campus Pt. Dr and Voight Dr. There will be many more lanes open by Friday.
 - Executive Dr. Trolley Station complete
 - UTC Transit Center – Parking structure will also be ready end of 2021 and is all aligned.
 - UCSD Health Station parking structure regulations (IK)? Students will want to park there.

C. Membership Report – Anu Delouri - membership officially recognizes N&S University City – If anyone attending would like to join there is no cost, but we do need you to fill out

the membership form. All meetings are zoom now so if you want to list your zoom attendance for a meeting in order to run for a board position, please e-mail CN.

D. CPU – Community Plan Update Subcommittee – Andy Wiese, Chair, reported that the March meeting was a good, long meeting with Planning Dept. and consultants about Urban Design with emphasis housing for low income and public facilities. Subcommittee will help the city formulate a community survey scheduled to be online this summer. Committee has spent 3 years developing this Plan Update and the survey will make sure we are asking good question and have good explanations for potential land use and zoning for our focus areas. Survey this summer should take about 20 – 30 minutes. Next meeting is June 15th at 5:30 to discuss urban design and land use scenarios to present to the public in the survey for community input.

E. Planning Department- Katie Witherspoon – The housing element is back at City Council for discussion. We should have seen student art submissions – The Planning Department is engaging students K-12th grade to draw plans for University City showing what they think the community should be like and then put drawings on tote bags. If there are any groups that Katie can visit to engage in land use planning and get their ideas, please let her know. Check web site PlanUniversity.org.

Question: Barry Bernstein asked if the city could purchase property for further development? One of the four gas stations at Genesee and Governor just changed hands and this maybe is an opportunity for the city to purchase the property.

KW-- the City Housing Commission Real Estate Assets Dept. would be the department to make any purchases.

F. Supervisor Terra Lawson-Remer- Evelyn Andrade reported the county leaders want to engage in best practices to protect the environment, quality, native plants and sustainability. Fletcher will present the budget at a community forum this Thursday. The community forum provides the e-mail in the chat.

G. UC San Diego---Alyssa Helper had nothing to report

Question: JS asked if the Regents approved the UCSD purchase of the property for the La Jolla Innovation Center and the third party build with university lease on the building.

Answer: yes, approved by Regents in May.

PUBLIC COMMENT

1. **Barry Bernstein**—UCCA meeting tomorrow night to discuss new police changes, pure water construction and effects on commutes. The Community Advisory Committee will meet for the first time in 2 yrs. Discussion of Accessory Dwelling Units and actions.
2. **Lou Rodolico**—Public Safety: a. Pure water project and gas expelling vents b. reducing fuel at the edge of canyons c. my opinion that Westfield Mall did not want Rose Canyon bridge so that traffic would have to come on Genesee past the mall.
3. **Geoffrey Hueter, Ph.D.** Chair of Neighbors for a Better San Diego.Org. The ADUs

Ordinance approved by SD City Council for single-family zoned property allows unlimited ADUs with 30ft. height limit on one lot with no side or back

setbacks. The organization is petitioning to stop city approvals of ADUs that the city said in Oct. 2020, was just bringing the city into conformation with state law which is not accurate. The state law allowed property owners to build only 1 ADU and/or 1 JADU on a single-family zoned property. With rear and side setbacks of no less than four feet and a height limit of 16 feet.

ACTION ITEMS

7. Requesting a letter to Councilmember Joe La Cava from the UCPG requesting restriping as a traffic calming measure on Governor Dr. from Stadium St. to Radcliffe Dr. to promote school safety. Presented by former School Board Trustee John Lee Evans who has been instrumental in the Imagine UC 2020 project for joint use of Stanley Park by both schools, Curie and Stanley middle school.

Discussion: KW- city addition of striping on both sides of Governor for more safety in bike lanes.

AW thinks this is good and consistent with UCPG subcommittee. Questioning changing 2 lanes to 1 at both ends of area.

KW— longer portion down Governor as La Cava to discuss with city traffic engineers. CU—great plan.

Andrew Barton—I support but would this increase traffic on parallel streets as alternate routes?

CU-put speed bumps on Millikin.

GK- great start and in line with community plans.

Katie Rodolico- drop off of students would require them to cross the bike lane.

Barry Bernstein—needs more community input.

CN- we would be making only “general” approval.

NG- recommend the striping with the expertise of the city engineers needed.

KM- as business rep., for a good example look at West Pt Loma Blvd. which has 2 lanes to 1 lane at W. PT Loma Blvd to Sea World Drive and it works.

MOTION: GK made a motion to accept the proposal made by John Lee Evans; seconded by CU.

VOTE: 18 yes, 0 nay, 0 abstention

Chris will put together a subcommittee to draft letter to Councilman La Cava.

The letter to Councilmember LaCava can be found at the end of these minutes.

8. PTS 660043, “One Alexandria Square” 3010 Science Park Rd. and 3033 Callan Rd., SDP, CDP, NDP, Process 4, to demo existing building, construct 7 buildings, and remodel 2 buildings for R&D with supporting uses including retail food and beverage, and parking structures. The site is 22.3 acres in the IP-1-1 zone. Presentation by Steve Pomerence with Hanna Wong from Rick Engineering.

Presentation: Alexandria --- “Building Through Cures” with a science sector with over 525 companies. This is to be a premiere life science R&D location in San Diego. Plan “Farmer & Seahorse” eatery to promote collaboration on site. The guiding principles are an enduring design, connecting the communities, respecting the environment. Planning three buildings around a quad with a parking building and a pedestrian path to the Alexandria. Plantings will be CA natives.

Discussion: IK—Where is the entrance to the parking building? Steve also explains location of the loading docks and the central plant.

Steve --Materials look like teak, and materials embedded carbon analysis footprint.

IK-- on native plants recommend bush poppy and white ceanothus

JS—are you monitoring indigenous burial grounds when digging? RK—Kumeyaay burials here. Steve-- Yes, city monitors.

KM—so the total is 6 new buildings and 3 redo buildings? Yes.

RR—Is there noise from the central plant? —Steve—concrete block surrounds the central plant and new equipment 5 FT above the tallest tower of the central plant.

DK—are there photo voltaic solar panels on the roof?—Steve—yes.

DK—night lighting should be shielded to look down with lights out during bird migration and use bird safe glass. Biodiversity and plant pallet great.

AW- good model of planning with cutting edge design.

Steve- community input gives constructive criticism for developers.

MOTION: To approve the project as presented. Made by RC, second by AN.

VOTE TO APPROVE: 15 yea, 0 nay, 3 recuse (NDR, JA, JM, all three with conflicts), 0 abstain

9. Bi-Annual CIP List Submission to the City. Items from the 2019 CIP submission will be reviewed, with additions, deletions, and modifications proposed. Community proposals will be taken. A CIP subcommittee will be chaired by Roger Cavanaugh. The objective is to approve a final list on July 13. RC explained the CIP submissions requirements: items must be over \$100,000 and provide amenities for community such as parks and not city items such as water, sewage, fire, police. It is a wish list of preferences for the 5-year plan 2020-2025 with the top 2 from the 2019 list which are Marcy Park (\$250-300,000), and expansion of the library on Governor Dr. Additional suggestions: Genesee & Governor intersection---this is in the plan update and a priority for the city as well. Gilman sidewalk on W. side of Gilman is already taken care of by the city. University Gardens parking, security update at Doyle, and renovation of dog park at Doyle already done. Overlook parks at N and S side of Rose Canyon.

NG-- No dog parks in South UC and they are needed.

RC --says possible dog park at the Rose Canyon overlook park with parking.

RC explained that CIP is different from the DIF or FBA funds. The city wants a list that is---

- a. Accurate with complete description
- b. How it will benefit what parts of the public
- c. Safety issues involved
- d. An estimate of the cost

CN---what else should we include in this list?

Bill Beck---Should we include the 3 streetlights that we voted for last year?

RC---We should consolidate all the lighting requests and ask for payment from the DIF.

IK—rest room at the park at Via La Jolla park since it has none. Senior Center at Doyle? Dog Park in S. UC.

RC--- Hold all these ideas until the July meeting and he will also ask Katie Witherspoon and Andy Wiese to review and comment on any that are in the subcommittee plan proposal.

10. Annual Report to the City 2020-2021: everyone review and send corrections and new input to Chris; JS and RR have sent suggested revisions. Chris will resend the annual report to the board and we will vote on it at the next meeting.

NEXT MEETING: July 13, 2021 by Zoom

Action items vote on: 1.) CIP or continue it
2.) Annual report

11. Adjournment

Minutes submitted 7/5/2021 by Nancy Groves

June 11, 2021

Councilmember Joe LaCava
202 C Street, 10th Floor
San Diego CA 92101

Dear Councilmember LaCava,

A presentation on Governor Drive traffic calming was given by John Lee Evans, former San Diego Unified Trustee for University City, on June 8, 2021 to UCPG. His proposal was to reduce traffic on Governor Drive to one lane for cars in each direction between Spreckels Elementary and Standley Middle School (Stadium Street to Radcliffe Street). The additional lane would be changed to a bike lane with painted buffers on each side. The street parking would remain unchanged, as would the broad sidewalks.

Evans informed us that the Standley Park joint use project (aquatic center, pavilion and jogging path) would be completed this fall. In addition to the school children who walk and bike along this street there will be additional activity at the park (swimmers, cyclists, joggers and other pedestrians) with the new facilities. He said that it would be beneficial to make these safety changes to Governor Drive as the construction project is nearing completion.

The above traffic calming would require restriping rather than any major capital expense. The Community Plan Update Subcommittee already sought input from residents on mobility within University City and this was an area of major concern. Please see the attached slide from the community update plan that refers to the area from Regents to Genesee. The long-term plan also includes upgrades of the median and other amenities. But this proposal is limited to restriping and only to the stretch from Stadium Street to Radcliffe Street. It does not include other amenities, which could still be done in the future. This immediate proposal is consistent with the long-term plan.

Evans requested a letter of support from UCPG to Councilmember Joe La Cava, with whom he had previously met to discuss this idea. The UCPG voted 14-0 to send this letter. Our request is that Councilmember La Cava work with the city departments to see how this could be scheduled in a timely manner to coincide with the opening of the new facilities on Governor Drive. The UCPG is also forming a subcommittee to work in support of this project in concert with the community. This subcommittee may provide additional input to your office and can provide feedback to any questions or comments from City departments as they consider the project.

Thank you very much for your consideration.

Chris Nielsen
UCPG Chair

CC: Kaitlyn Willoughby
Kathleen Ferrier
Victoria Joes

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Virtual Meeting Via Zoom
6:00 P.M. July 13th, 2021

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), **Neil Ramos (NR), 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), Georgia Kayser (GK), Katie Witherspoon (KW-City of SD Planning), Andy Zhao (AZ-UCSD), Aidan Lin (AL-UCSD)**

1. **Call the Meeting to Order:** Chris Nielsen 6:13pm. (Delay from Zoom bomb)

2. **Agenda: Approved – Adoption by Acclamation**

3. **Approval of Minutes from June 8, 2021.**

CN-asked if there were any corrections?

ATV– moved to approve with minor corrections

NG– seconded

Motion to approve minutes --- approved

4. **Announcements: Chair’s Report:**

- a. The 6705 Robbins Way project is on hold pending completion of review by Development Services.
- b. Torrey Pines State Park improvements will be on agenda next month
- c. District 1 redistricting on agenda next month
- d. UCPG year-end list completed by CN
- e. **RC**, vice chair reported on the CPC city presentation and the city Smart Survey.

On the survey go to drop down and select University. The major difference in reporting is that the new CIP ranking system now prioritizes safety and security and items which will have funding assistance from state or federal. The system is more accessible but is prioritized by the city in order to expand park space. The process of prioritizing is very political but modified by criticisms. **RC** will present the CIP list for modification and approval tonight as #13 on the agenda. The projects are ranked 1-5 and everything else on the list is 6. Roger will e-mail the board more info from CEP meeting.

5. **Presentations:**

a. **SANDAG/Mid Coast Trolley
Ballash**

John Dorow & Gia

Presented a video of the timelines for completion and showed progress on all the University City stops. Project is 95% complete, Nobel Drive parking building in

progress, Pronto ticket machines installed at VA where on June 23 they held an opening event. On July 31st there will be a 40year anniversary celebration of the trolley in Chula Vista. In La Jolla Colony the K- rails have been removed making traffic flow easier. Test runs of the trolley will be seen in September. Video available on SANDAG web site.

Q: Debbie Knight asked if the time listed from Old Town to UTC is really 22 minutes and does that time include stopping at each station along the way?

A: JD Yes, time includes all stops.

Q: NR asked when line will be operational.

A: JD Grand Opening is to be Nov. 20 but trolley will be running a week before then.

b. Councilmember Joe LaCava

Kaitlyn Willoughby

Working on the Governor Dr. traffic calming which the city is already designing and should finish by the end of the year. Water rate increases will be discussed at city workshops on July 31 and August 18; she will send the link to **CN** to distribute. Parks & Recs: Standley pool should be complete by the end of the year. Nobel Rec Center will open soon in July.

Q: RR asked if the internet connection could be made available outside library even when the library is closed so that people could use the WIFI.

A. Kaitlyn will check.

Q. Barry Bernstein noted that the Swanson pool is open 3 days a week for lap swim.

c. Plan Update Subcommittee

Andy Wiese

Next meeting July 20, 5:30 on zoom concentrating on urban design with a focus on greening and parks and public spaces. Preparing a community survey. Last month at the June 15 meeting we discussed urban design concepts for five land use scenarios with integrated design for mix of uses. One South UC focus area and four other North UC focus area. View the presentation on CPU on the city web site planuniversity.org. There you can give feedback to the city.

Q. Barry Bernstein asked where the city community engagement survey is.

A. Andy Wiese replied they hope to have the survey out by October or at the latest Nov.

A. KW The city plans to release a draft of the survey to the Plan Update Subcommittee in September; see Planuniversity.org/materials.

d. Mayor Todd Gloria

Matthew Griffith

The mayor is working with volunteer services to provide compassionate aid for the homeless. There will be suspension of removals of encampments during bad weather and they will be mindful of persons personal possessions when vacating camps. Over 3,231 homeless persons have been assisted this year. The city provided money for Standley Park security as part of the parks master plan. There is money for rent relief.

e. Assembly Member Chris Ward

Rachel Granadino

Assembly District 78 has provided \$8.4 million for Ocean Beach Pier Renovation, \$3.7 million for Casa del Prado, \$3.0 Million for SD Symphony, \$3.5 million for the Del Mar

Fairgrounds, \$35 million for UCSD Scripps Reserve Vessel, \$15 Million for SIO for the Alert Wildlife Fire Camera Mapping System, \$2.5 million to support cliff erosion research at UCSD, \$600,000 for Torrey Pines SNR Sewer and Utility Modernization.

f. Senator Tony Atkins

Cole Reed

Cole reported on the Golden State Stimulus which is to support low- and middle-income Californians and help those facing a hardship due to COVID-19. The first GSS went out or will be out by September for those who qualify and have filed a 2020 income tax. The Second GSS will provide from \$600-\$1100 for families with kids. \$5.2 billion will be for rental assistance, \$1.5 billion for small business relief, \$12.0 billion to address homelessness over two years. And provide PK (pre-kindergarten) by 2026 for all Californians with ten students per teacher.

CN noted that he will ask Cole to report on auxiliary dwelling units (ADUs) at the next meeting.

g. Supervisor Terra Lawson-Remer

Amanda Berry

Budgeted 6 billion dollars for infrastructure, for mobile response teams for mental health crises, and for justice reform to bring compassionate responses for jails. Fire season is now year-round. Environmental protection should be a priority and she will evaluate EPA performance and analytics to make sure that policies live up to politics and show results.

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

a. **Barry Bernstein** noted that the current UCCA newsletter is available, and UCCA meets tomorrow night at 6pm by zoom. To discuss 1. Opening of schools, 2. Pure water group meeting on July 23, no summer concerts at Standley park even though the park will open on July 19th, but he is looking into the concert issue.

b. **Jeff Dosick** reported that two cyclists had been killed on Torrey Pines Road.

Q. He then asked if UCPG is consulted when bike lanes are removed?

A. CN answered that we are not consulted.

A. **Debbie Knight** answered that this changing or elimination of bike lanes should be in the plan update as an emergency.

7. Action item: PTS 685803, Substantial Conformance Review, emergency storm drain repair completed in December 2020 in Rose Canyon near 2501 Angell Ave. Request for community group approval after the fact.

CN asked **Debbie Knight** to explain the map and where the repairs were made. A section of pipe had to be replaced on the north slope down from Angell as an emergency since an SDG&E power pole was in jeopardy of falling. They repaired with minimal disruption and no erosion.

CN made motion to approve

KM seconded

VOTE: 12 yes, 0 no, 0 abstentions-----approved

8. Action Item: Approval of the UCPG annual report for April 2020 through March 2021 which had been previously distributed.

CN made a motion to approve

ATV seconded

VOTE: 12 yes, 0 no, 0 abstentions-----approved

9. Information Item: Council District 1 Redistricting, Val Hoy, District 1 Redistricting Commissioner, presenting. Public input on council redistricting will be taken.

Lora Fleming, Chief of Staff to Commission presented a video which showed a map of the current districts but the new census data is not in yet so the commission cannot yet really start the redistricting process. Currently it looks as if District 1 has more people so we will probably lose some of our district since the redistricting is based on the number of persons living in a district. The commission will try to balance out the districts by population while keeping the areas all contiguous. The commission really wants public input and will have a place for that on the web site after they get the census data in September. Lora noted that the Union Tribune had a full-page article on redistricting in the 7-13-2021 edition.

10. Action Item: PTS 680247, Seritage Office NDP. Neighborhood Development Permit to amend Master Planned Development permit no. 4103 to allow office use in specific tenant spaces, located at 4575, 4577, and 4589 La Jolla Village Drive. Process 2. Eric Dinenberg, Seritage, presenting.

Seritage is scheduled to open with its first tenants later this year. They want to expand the usage permit on the second and third floors for office use which is 109,000 sq. ft. The focus is on the north and south buildings. The expansion of the permit would allow additional uses only on the second and third floors to make these mixed-use buildings. They are not adding any square footage and it will probably reduce the amount of parking they will take up.

Q. **Bill Beck** asked if they are trying to save trips to use elsewhere?

A. No, just noting that office space uses less of the available parking.

Q. **NG** asked about the plans for developing the remainder of the property, i.e., the old Sears tire center.

A. That is in phase 2 and includes parking lots also; still in planning and will come later.

MOTION: CN made a motion to approve

NG seconded.

VOTE: 11 yes, 0 no, 0 abstentions-----approved *only 11 votes since one member had to leave

11. Information Item: Salk Institute Substantial Conformance Review - PTS 687543, Camille Passon, presenting. The SCR is to confirm that the proposed project refinements align with previously approved development permits, including an increase of 2,940 SF to Torrey Pines East Bldg. Located at 10010 N Torrey Pines Rd. Does not require a UCPG project recommendation.

Tim Ball from Salk explained the ongoing research and community involvement. Latitude 33, phase 1 east of Torrey Pines Rd. was approved in 2008 in the master plan and is now being revised. Salk is a tourist stop in San Diego and they are looking

forward to resuming the tours in the Fall. He showed a video of the revised plan which aims to keep the view line and vision of Kahn and Salk by adding below grade parking and new buildings in phases 1 through 4. There is a 30ft. cap elevation and the 29.8 height is increased to 29.10. The object is to keep the channel of light from the courtyard to the ocean. In 2008 it used a cool vegetative roof and now changed part to solar panels. They are adding a bus turn out on L.J. Scenic Dr. by the glider port to make drop off for tourists easier and at the south side there will be a drop off for cars to prevent obstruction of traffic. The original plan had two levels of parking but now they are adding lift-stack parking on a single level. The landscaping plan keeps the eucalyptus grove, adds drought tolerant species and keeps the Chinese fringe trees.

Q. **Debbie Knight**— was on the UCPG sub-committee in 2008 and they reviewed the plan so that there was no impact on the MSCP; in other words, there was no building at the end of the road near the cliffs. Is this still the case? She also suggested a plant palette of native plants.

Q. **Bill Beck**—Since the original plan approved what has changed?

A. **Tim Ball**—Buildings are all the same as planned 12 years ago, just modifying the proposed buildings.

Q. **IK**—What is the distance of the buildings from Torrey Pines Rd.

A. **Tim Ball**—The 30 ft offset from the street will be maintained.

Q. **IK**—what are the connections to the inland canyons? And can I suggest planting of oaks or scrub oaks.

A. **Tim Ball**—Compared to plan 5 years ago, we have now added protected area getting conservation institute partners and have restored more area.

Q. **Debbie Knight**— What is the landscape plan?

A. **Tim Ball**— moving the fringe trees and planting drought tolerant succulents.

Note: CN noted that Charles Kaminski had sent him a letter objecting to the addition of the East building, saying that it will destroy the vision of Kahn and Salk. **If** the Historical Resources Board agrees that this will destroy the original vision of Salk CN will send the letter to Tim and share it with the UCPG. Camile will keep in touch with CN for copies of the documents.

12. Information Item: La Jolla Village 2, Residential Development of 360 to 607 dwelling units to include possible child day care or affordable dwellings. Location is the south-east corner Gilman Drive at Via Alicante and the north-east corner Gilman Drive at I-5 and La Jolla Colony. Rebecca Robinson Wood, UCPG Board member, owns the land via a Trust and will present.

Rebecca's proposal presents a plan to build on the 31 acres she bought in 2005. It is vacant land adjacent to Gilman Dr. which was the old coast highway. Scenic Pacific Highway 1 is now Interstate 5. It was originally part of the L.J. Village apartments land. It is close to open space with on-site mitigation. It is one-half mile from the Nobel transit center. Rebecca is proposing a Community Plan Amendment: realign the MSCP boundaries and add 3 access points on Gilman Dr. and 1 on the side street.

NOTE: CN clarified that the 31 acres are designated "Open space" and 23 acres of which are MSCP.

KW - the city official land use is listed as CN states.

RR –states city engineering department has said the city would allow building on this land if the storm drain was in place.

KW –31.06 acres were listed as open space in 1987 and RM -1-1 within the open space in 1971. MHPA does not support removal of that designation.

RR –Municipal code does have provisions for vacating easements. She states that 9 -10 acres are not in the MHPA.

Debbie Knight will strongly oppose. This has been “all open space easement” since 1970. MSCP is 100% conserve adjacent to Rose Canyon. She stands in opposition.

Andy Wiese –Even if the open space parcel has an easement, the city has committed to preserve open space. The MSCP entitlements were in place on this land when you bought the property.

AZ-interested to see site proposal.

CN –called for an end of the discussion so we can move on and complete the agenda since this is an information item only at this time.

13. Action Item: Approval of the University CIP list. Roger Cavanaugh, presenting. Roger will provide the latest community input on potential Capital Improvement Projects. The UCPG will approve and rank the proposals.

RC presented the CIP list and explained that while the original deadline was July 31st. he and the majority of the Chairs requested the deadline be extended and the city responded by tentatively offering a deadline of August 7th. The city evaluates based on health, safety and environmental regulations. We should vote on which will be our top 5. Things currently on the list:

1. Library at Governor renovation,
2. Marcy Park—which has grant money
3. Safe street crossings at Genesee & Governor,
4. UC Gardens lights and parking at Gullstrand (added)---**approved to reorder to 6**
5. Bill Beck’s request for 3 street- lights (which has been on the list for 7 years). - **approved to reorder to 4.**
6. Senior Center at Doyle (added recently)
7. Overlook parks at N & S side of Rose Canyon which were previously endorsed by the UCPG sub-committee. ---**approved to reorder to 5.**

Discussion ensued.

MOTION: NG made a motion to move Beck’s streetlights up to number 4 on the list since it is a safety issue and was requested 7 years ago.

CN seconded.

VOTE: Yes 12, no 0, abstain 0----approved. --- noted above in blue.

Discussion: **NG** proposed we discuss further the overlook parks.

GK –spoke in favor of moving the overlook parks up on the priority list and add some native trees if possible.

NG-suggested that the overlook parks have a dog park section if possible since there is none in S. UC. This would also be good for the environment and keep south UC residents from having to drive to Nobel or Doyle dog parks.

Andrew Barton likes the North overlook park idea

CU—Q. thought we already approved.

RC—A. No not yet but there is strong rational for the overlook parks since they address the environment and climate change needs.

Debbie Knight, NG, GK, IK all endorse the overlook parks and adding of native plants/trees for people to learn about the environment.

Suggestions for swales for native plants, oak and sycamore trees.

RC- It may be possible to get seed money from city council to become consistently visible to move some of this on our preferred list forward.

NG – Q. can FBA funds be used for some of these projects on our list?

CN-- A. All FBA funds are on hold until the plan update is complete.

MOTION: RC made a motion to move the Overlook parks up to #5 on the list

NG seconded.

VOTE: yes- 12, no- 0, abstain- 0 Approved. ---noted above in red.

14. Adjournment: Next Meeting is August 10, 2021, by Zoom.

Minutes by Nancy Groves 7/13/2021

Appendix: Statement by Architect Charles Kaminski on the Salk Project

If this is the proposed project currently in the City for review as a “STAFF” review and approval, I am flabbergasted.

The late architect and defender of Kahn’s design masterpiece, Jeffrey Shorn, as well as local, national and international architects, designers and landscape architects would be...., well, you can answer that statement.

If this East Building design is coming back as a proposed project for substantial conformity and simple staff approval, it will completely destroy the Salk Institute historic designation on both local and national levels.

IT IS NOT CONSISTENT WITH THE DESIGN INTENT AND VISION OF EITHER DR. SALK OR LOUIS KAHN.

I thought the East Building concept was tossed and put into the dust bin by the Institute. In no way does this structure, with its “open roofed connecting corridor” (which is not really open) support or complement the historic Louis Kahn-Dr. Jonas collaborative building and landscape design of the original complex and Kahn’s original 3-part scheme of the site.

Charles Kaminski
Architect

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

6:00 P.M. August 10, 2021

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil Ramos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasserri (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), Georgia Kayser (GK), Katie Witherspoon (KW-City of SD Planning), Andy Zhao (AZ-UCSD), Aidan Lin (AL-UCSD)

1. **Call the Meeting to Order:** Chris Nielsen 6:13pm. (Delay from Zoom bomb)

2. **Agenda: Approved – Adoption by Acclamation**

3. **Approval of Minutes from July 13, 2021.**

CN-asked if there were any corrections?

AZ– moved to approve

ML – seconded

Motion to approve minutes --- 11 approved, 2 abstain

4. **Announcements: Chair’s Report: Chris Nielsen**

a. City Council wants non-profits to identify Creative Community San Diego (CCSD)

b. Joe LaCava wants to strengthen the MHPA / MSCP

c. David Castro from the Office of Performance and Analytics will be here next month

d. Katie Witherspoon next month will report on UC Plan Update Subcommittee

e. UC Plan Update Subcommittee meeting start time changed to 6:30 on Sept 21, by zoom

f. Reported on UCPG subcommittee on traffic calming on Governor Drive on July 26.

5. **Presentations:**

a. **Councilmember Joe LaCava** –Kaitlyn Willoughby reported:

1. Legislative recess for this month but this gives district representatives time to talk to the constituents about their concerns and what to add to the City Council docket.

2. La Cava will hold Town Halls on Water and Sewer rates on August 18 at 6:00

3. District 1 Redistricting Town Hall for Community Input on August 11 at 5:30

4. Voted in favor of the City’s Park Master Plan which hasn’t been updated since 1956. Secured a commitment to have city staff prepare a comprehensive review of open space and is working to secure an independent audit of the city’s open space program.

5. New traffic assessment of Governor Drive when school starts and will meet with the community. No changes will be made until at least August 2022 since the project must be done in conjunction with a city sewer project along Governor (not Pure Water).

6. Stop sign at Agee St. will be installed, there is 30 days for comments from the community.

b. Planning Department—Katie Witherspoon

1. Park space and possible overlook park at the ends of Governor drive both S. & N.

2. UC Plan Update Subcommittee next meeting is Sept. 21, 6:30. NOTE START TIME CHANGE.

3. Planning Dept. has the Blueprint San Diego up on the web for review. Two workshops are coming up.

c. Governor Drive Traffic Subcommittee arranged by Chris Nielson: Two-hour meeting July 26 at 6:00 on zoom with John Lee Evans. Schools want to make safer arrangements for drop off and pick up of students and give students the opportunity to ride bikes to school. Chris arranged for Georgia Kayser from UCSD Urban Studies and Planning Department to give a short presentation on a “Road Diet” and will have another meeting once we have a new traffic study.

Tom Heckman asked where to find the UCPG minutes---under “planning boards” and agenda up only 24 hours ahead. Link is on SD city.gov site and includes both agenda and minutes.

John Lee Evans—commented that at the last meeting plans to change the sewer lines on Governor project will not take place until the new traffic study is done by traffic engineers.

Mr. Haskett ask if a traffic study was done before or during the past 18 months, or pre Covid. Need a new traffic study when school opens.

Katie Witherspoon—Clarification from the Plan Update. CP update since 2018 and Governor Drive was brought up as calming of traffic and mobility concept. Transportation and Storm Water knew about the possible Governor Dr. changes and city wants to make all the changes at the same time. Balancing parking, or a travel lane since the city is definitely going ahead with bike lanes, see mobility concepts at:

“<https://www.sandiego.gov/sites/default/files/2021.02-23-corudoc-concepts-wd-reduced.pdf>”

Paulette Williams asked about CEQA guidelines which refer to wildfire and cumulative effects. KW explained the UCPU does not have draft EIR yet; these issues are to be mitigated. Katie Witherspoon’s address is katiew@sandiego.gov and the CEQA section of the Planning Dept. is CEQA@sandiego.gov.

d. CIP Projects----Roger Cavanaugh

1. CIP list which was approved last month by UCPG is in Word Doc; for a copy e-mail Roger.

2. Vista La Jolla streetlights will go in place of the Lakewood and Governor traffic light (already funded; installation contract pending).

3. Deadline for CIP suggestions is Thurs. Aug 14. We have 10 projects but can add more suggestions.

4. For Bill Beck: the lights you requested for years are a go!

5. County also has a CIP list and can take our suggestions.

6. Public Comment: Non-Agenda Items

a. Louis Rodolico—Is the city conflating “Open Space” and “Open Space Park”?

b. AZ- mobility concerns: Gilman bike lane was approved in 2001 but won't be completed until 2022. Meanwhile students at UCSD need a safe way to bike to campus.

c. AZ- housing concerns: Union Tribune reported that UCSD students are trying to get housing and over 3,000 or 30% of students will forgo food to pay rent here. Build more ADU's and housing.

d. RRW- referred to comment she made about her Gilman property at last month's meeting. Look at the zoning web site; look up by parcel. Also, 3200 students are on the wait list for housing.

7. Action Item: PTS 659148 Spectrum Bridge. Costal Development Permit, Site Development Permit, and Planned Development Permit to amend existing permits for new landscaping and a pedestrian bridge located at 3013,3033, 3035 Science Park Road and 3545 Cray Court. Steve Pomeranke, Alexandria Real Estate presenting: Planning a pedestrian/ bike bridge that will allow all One Alexandria Square buildings to connect by bridge, Cray Court to buildings on Science Park Road. First, they will remove all the invasive species from the canyon the bridge crosses, like Pampas Grass. The bridge will be 120 feet long and be a clear span, box bridge which is 10' wide. Signage will be added that describes what you see from the bridge. Bridge made of patina steel and connects without touching the canyon. Picture of bridge shown on slide.

JS-- Bridge looks good but how will you light it at night? How do you avoid trash being throw into the canyon?

Pomeranke: It will just have safety lighting that will not interfere with wildlife; look at the new UCSD pedestrian bridge on East campus. Both access points are from private property. There will be attention to keeping the canyon clear and keeping invasive plants out. And there will be security.

AW- Support the proposal and keep it open to other bike riders.

Tom Heckman- great design of the bridge.

Barry Bernstein – what about an EIR?

Pomeranke- There is a MND (Mitigated Negative Declaration) filed; the bridge is from development area to development area.

MOTION TO APPROVE: Made by AN, seconded by MB

VOTE: Yea---12, Nay—0, Absent—5, Recuse—1 (JM, employee of ARE)

8. Information Item: Smart Signalization on Genesee Avenue. Chris Clement, Alexandria Real Estate presenting. Alexandria Mobility Initiative for Greater University City. We realize that traffic is a problem and Alexandria wants to help solve some specific sections. At Campus Pt, Alexandria has a canyon, butterfly bowl next to the freeway, and is providing canyon restoration before additional buildings are added. Currently there is an 84-acre campus and 5,000 jobs and 2 million sq ft. of buildings. They are planning how to allow traffic to move from Campus Pt. Dr. while only having Genesee as an exit. There needs to be another exit from Campus Pt. Drive. Solutions: 1. Smart Signal Sync on Genesee to employ lights that keep traffic flowing. 2. Autonomous shuttle from the Voight trolley station to Alexandria. 3. Shuttle to Green Line in Sorento Valley. 4. Secondary access to Campus Pointe from Genesee between Scripps Health Offices and Qualcomm building. 5. To I-5 North, extend two more “storage lanes” from Qualcomm bldg., Scripps Office bldg. and Alexandria. Would need to make land available.

CN – how will this coordinate with proposed UCSD signals on La Jolla Village Drive?

Clement—CalTrans, MTS, SANDAG, UCSD all have traffic coming back after Covid. Alexandria as a good corporate citizen wants to help make the community better.

ML – Parking building at ground level to get directly to intersection with Genesee?

Clement – More of a life safety issue to make emergency exit available from the Alexandria site on Campus Point Drive.

ATV – Who would we (Scripps) work with?

Clement - Either myself or Steve Pomerence.

JS – Smart Signal synchronized first?

Clement – Five or six years ago Lusk Blvd in Mira Mesa provided 24% improvement with 50% improvement potential. UCSD is also working on signals for safety for bikes and pedestrians.

JS - How far along Genesee would the signals extend? If it works, can it be expanded to SR 52?

Clement - Emergency signals are coordinated and get back into sync in about 30 seconds.

AW – Supportive comments and the CPU is where transportation is heading; all proactive and positive.

J. Dosick – Bike path down from Genesee to the coaster. E-bikes rather than cars. Bike path discussion followed.

CN - Good discussion: improving streets and traffic plans for bikes, pedestrians, and transit.

9. Action Item: Submitting CIP projects for the San Diego County CIP list. Items for this list are due on August 13th. Amanda Berry, Supervisor Lawson-Remer’s office, presenting. Usually, the county has concentrated on the unincorporated areas. District 3 has not received funding. County land packs, libraries, lack of county owned land . Capital budget funds can be used to purchase land so now for a new approach to do a cooperative list.

CN - not a lot of county land in UC but “Costal Rail Trail” (up Gilman and connect to UCSD) are things county could also submit even where they are joint partners. University City and La Jolla planning areas could get county to improve areas even five miles away but benefit from the totality of the project. How may we interact with the county and start work with that?

Amanda Berry- submit CIP projects and ideas. August 13 is the deadline to get ideas, not the deadline to submit CIP project.

10. Information Item: Housing bills active in the California Legislature. Christopher Vallejo, Senate Pro Tempore Atkins’s office presenting. California has a housing crisis across the entire state. Currently building 80,000 per year but need 100,000 more per year. Of 108,000 built, only 64,000 were affordable housing.

SB 5- affordable rental and ownership for 6.5 million.

SB 7- (Signed by Gov.) provides streamlined CEQA processing.

SB 8- Housing Crisis Act limits fees for replacement until 2030 when they must be replaced.

SB 290 Clarifies density bonus density for lower income buildings. Student housing can benefit.

SB 330 –Allows underused buildings to be converted to housing by Community College Districts.

SB 477 – Housing and data collection expansion to insure we are getting valid results.

SB 791 – Technical assistance with state law provisions to help agencies build and plan to build on surplus land.

SB 478 – Allows construction of 3-10 units on land already zoned for multiple units, elevates allowable floor area ratio.

SB 9 – Allows 4 units on 1 lot but protects historical districts, height and set back limits and spurs production of ADU's or duplexes and rental space. In San Diego this could produce 54,000 spaces if ADU's were added in every eligible lot. With lot splits there could be no more than 4 units. Control is up to each city.

SB 10 up zone areas to 10 units without CEQA approval near transit center by streamlining CEQA and skip completely if less than 10 units in transit rich area or urban infill. San Diego is doing well. The bill allows but does not require cities to use its provisions.

CN- City has made a mess of this already in the ADU policy.

JS – Senate, assembly good but how laws are rolled out will make single family homes non-existent. I have grave reservations on how the state can now say our deed restrictions no longer exist. **SB 670** voids lots of homeowner covenants and amendments and HOA rights and dues and the Davis Sterling Act and how it applies.

Vallejo – SB9 does not touch HOA's

Bill Beck – ADU's – city residents are concerned; the city and the state need to get together and still protect our properties. The city of San Diego goes well beyond the state rules on setbacks, and height limits. The city goes beyond the state provisions.

Kittashett – under SB 9 the lot size is minimal only 1200 feet. 40/60 split and set back 4 ft. decoupled from parking. How does this go with our water shortage?

Vallejo – infrastructure must be addressed also.

Haskett – This does not create cheaper housing.

Bill Beck – Attended Atkins meeting and this is not going to solve the problem and it is not sitting well with residents.

Vallejo – the owner must occupy at least one of the units.

NG – How does this make “affordable” housing?

Vallejo -ADU – is less than 800 sq. ft. ADU deed restricts adding more housing within city and no advantage of making it more affordable.

AZ – The Berkeley study looks at current shortfall. San Diego needs 108,000 over 8 years. The Turner report provisions of the bill could provide 700,000 new homes to be built. In California 554,000 total new homes are needed and SB9 makes 54,000 available using lot splits. 97% of single-family homes would do nothing for development opportunities.

Barbara Gellman- Developers and investors make out like bandits but this is not a solution to neighborhoods. Sacramento needs to reassess what neighborhoods want.

Debbie Knight – The flaw in all this is that real estate investment market has taken over houses. An example of this is how many homes have now been bought up as Air B&B's and in doing so buying housing stock and distorting the housing market. The state should take on the industry.

Tom Heckman- Tony Atkins needs to know that many of us look at our house as our retirement so that we don't become dependent on the state; we have a fixed income.

Cole Reed—Added the web site for housing bills --- <https://focus.senate.ca.gov/housing>

Vallejo added his address---Christopher.Vallejo@CA.gov

11. Action Item: Council Redistricting. Does UCPG want to take a position on Redistricting, ad how should this be done? Should UCPG form a subcommittee to monitor this process through to completion?

CN: We need a motion concerning what would we like to see District 1 be like after redistricting: 1. Keep University Plan area together. 2. Keep plan area in District 1. 3. Keep District 1 as it is.

Discussion:

JS – Suggest 1 and 2 be combined as 1.

DK – During the 2011 redistricting people carved up the city in many different ways. There will be a tight time framework with which to work since the census data comes in late this year. It would be extremely difficult if they separate UCSD and the University City areas. We should move quickly and send it in now.

AZ – How tight are north and south UC; they seem very different and most people here are from south U.C.

MB - I like keeping the three suggestions separate but add to 1 that if split we would have to talk to two different council members

JM – We really should propose our wishes after the census data arrives. We are making conclusions with no data. SANDAG gave population for 9 districts. District 1 roughly equal to districts 2 and 5 with small deficit in Mira Mesa. Again, we are making suggestions without data.

RC- SANDAG unbalanced by 3-4% and one needs to be over 10% to be redistricted. When we have the meeting, tell us what you want. If we have to loose something then loses should be up north, if needed. La Jolla has 32,500, University City 70,000 and Carmel Valley 36,005.

JS – There is no north UC bias Andy. The entire community has worked so hard on UC unity. We are strongly impacted by UCSD and the north-south tie is strong. South UC relies on north UC for retail.

KW Redistricting does not affect the university plan district for UCPG. Some other plan areas are split with two districts.

Debbie Knight – Thanks Chris for discussing this and this is not our last time to discuss but the plan should go forward. We do have enough data to act.

T. Haskett – What are the negatives or disadvantages? Council boundaries are different from community planning group areas.

CN – Call the question.

MOTION TO APPROVE the three-point analysis. by JS and seconded by RC

VOTE: yeas-7, nays- 2 (JM, AZ), abstain- 2 (ATV, JA)

CN will submit a letter to the redistricting committee tomorrow night based on the points listed and discussed. See letter below.

12. Information Item: Eventual in-person meetings. Chris Nielsen presenting.

UCPG Annual Report for April 2021 through March 2022

We run out of options on September 30. We expect the state to extend the deadline but if they don't extend, we may not meet in October. Jason says that Alexandria would host but it all depends on the Delta variant.

NEXT MEETING: Sept 14 by zoom.

Minutes submitted by Nancy Groves

Letter to the Redistricting Commission submitted by CN

August 10, 2021

San Diego City Redistricting Commission
202 C Street
San Diego, CA 92101

Dear Redistricting Commissioners,

The University Community Planning Group at its meeting on August 10, 2021, approved the following motion regarding the Commission's redrawing of new Council District One boundaries:

1. Keep the University Community Plan area together

- a. We have been a Community Plan area with the same boundaries for over 30 years.
- b. The areas of the Community Plan area north and south of Rose Canyon are closely integrated. Many people who work at UC San Diego and attend school there live in University City south of Rose Canyon - in fact it is called University City because it was developed starting in the 1960s to build housing for the professors and staff at UC San Diego. Planning for University City and UC San Diego have been integrated for over 50 years.
- c. University City High School and the three elementary schools serve our community plan area. (University City High School; Standley Middle School; Doyle, Curie and Spreckels Elementary).

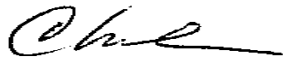
2. Keep the University Community Plan area in District 1.

- a. We are a contiguous area integrated by major roadways and shared open space resources, including residential, employment, commercial, common public schools, hospitals, parks and open space, and our relationship to UC San Diego.
- b. We are closely aligned with the coast and its institutions, and share them with La Jolla, including UC San Diego, Scripps Institute of Oceanography, the Salk Institute, and Scripps Research

Institute. We also share major hospitals at UC San Diego and Scripps, as well as parks and recreation, including the Glider Port and Torrey Pines State Reserve.

3. Keep District 1 the same if possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Nielsen", with a long horizontal flourish extending to the right.

Chris Nielsen
UCPG Chair

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

September 14, 2021, at 6:00 pm.

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil de

Ramos (NdR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK),

Ash Nasser (AN), Rebecca Robinson Wood (RRW), 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), Georgia Kayser (GK), Katie Witherspoon (KW-City of SD Planning), Phillip Belzeski (PB-UCSD)

1. **Call the Meeting to Order:** Chris Nielsen 6:04pm.

2. **Agenda:** Approved – Adoption by acclamation

3. **Approval of Minutes from August 10, 2021.**

CN-asked if there were any corrections? Approved by acclamation

4. **Announcements: Chair's Report: Chris Nielsen**

- Bike safety - October 12 meeting. Katie Witherspoon has details, to be attended by a city staff member.
- RRW dev-land Gilman Drive. RRW will be filing forms for a CPA soon. Then she will present an info item at UCPG -getting community input. Action item will follow to request UCPG's recommendation.
- No info on south UC lot split project (Robins Way); no PTS change in 4-5 months.
- Torrey Pines utility/ADA improvements project – Debbie Waldecker will call when ready to present.
- CN to contact BIOMED group for next steps, DEIR in draft.
- No word from Seritage – east end of UTC.
- Meagan Beale will leave the board; October is her last meeting. CN inviting members of the board and public to nominate a replacement residential member from UCPG area 1. Send nominations to CN or bring them to the October UCPG meeting.

5. **Presentations:**

a. SANDAG/Mid Coast Trolley – John Dorrow – Trolley is on budget and on schedule.

11/21/21 is the grand opening!

Update as follows:

- VA stop: working on landscaping
- UCSD Central Trolley stop – in progress with installation of track fencing
- Voigt Dr. Bridge is back open
- Executive Dr. Trolley station and Pedestrian bridge in progress
- UTC Trolley and Parking Structure going very well
- Testing along the tracks – People can watch the red trolley cars but not ride yet.

Community member – Jeff Dosick – Voigt station is great with respect to bike patterns and boxes. UTC station doesn't have same bike infrastructure, why? Genesee bike lanes need to be as before. Jeff was told that it would be restored.

John Dorrow – UCSD built Voigt. Bike lane striping along Genesee northbound between Nobel and Decoro?

Jeff Dosick – Yes, it was removed due to construction but needs to be restored.

John – will check on it.

KM – Bikes? Are they welcome on the trolley?

John – Yes bikes are welcome to be taken on and off the trolley.

b. Councilmember Joe LaCava –Kaitlyn Willoughby reported:

1. City Council back from legislative recess.
2. Pure water – starts at Eastgate Mall and Judicial are extended to 06/22
3. CIP projects use the city ranking process by UCPG and project completeness

c. Membership Report – AD reported:

All memberships are permanent. If you are interested in running for office, let CN know as we are virtual and don't have a physical sign-up sheet.

d. Plan Update Subcommittee – Andy Wiese will present later

e. Planning Department—Katie Witherspoon will give Andy's report

- 9/21 is next subcommittee meeting at a new time of 6:30 pm
- Link for online engagement platform. Review the 5 focus areas
- Community Engagement survey will run one month.
- Planning – Robbins/ lot split project under review at Planning and other

depts.

-Bike review passing a list of recommendations – IK is spearheading

Evert Houser is the manager of bike program for city

f. Mayor Todd Gloria

g. Assembly Member Chris Ward – Ansermio Estrada update

Legislative session wrapped up Friday 9 pm. Majority whip is a new role for Assembly member Ward. Budget wins for SD: \$8.4 million for OB Pier and \$3.7 million to redo Casa del Prado

Community member – Barry Bernstein Time to Vote on SB 9&10?

Ans: passed in the Assy and Senate heading to Governor

h. Senator Toni Atkins – Cole Reed not present.

i. Supervisor Terra Lawson-Remer – Amanda Barry update:

– wants to welcome David Castro-Pena.

- RC – update CIP projects moving forward (2 weeks)

- Housing – proud that housing package was passed with new and easier way to build low-income housing where we need it for low cost.

-Fires – advance Alert San Diego – Fire Maps

-Redistricting – every 10 years with census -> County has its Independent Redistricting Commission

j. UC San Diego – Alyssa Helper – AD giving the update tonight

-Community Planning Team –

-9/20 Fall Quarter begins

-UCSD – LRT on time and budget – exciting opening Voigt and VA trolley

stops

-IK – Heavy trucks removing soil from UCSD using Gillman Dr. They are driving very fast and lining up on Gilman. It is scary.

AD – She will share with the Project Mgr. Really good getting back to

community

Comments. We are trying to dig and then dump more on UCSD campus.

k. Capital Improvements – RC: (including comments from beginning of the meeting)

City sent back 5-year fiscal year proposal – Rankings include William Beck's Project

Contact RC with any questions.

William Beck – 5 years?

RC – 5-year projected plan includes your project. Joe LaCava stated that they are ranked

because if they are doable then we can shepherd them.

l. CN – Notice of UCPG – Meagan Beale (MB) leaving our board in October. She is District

1 – Residential Seat 1A

Community member – Ruth DeSantis, UCCF: seat should be vacant until election – UCPG needs to review.

CN – Process is in the bylaws: when one seat becomes vacant, UCPG board chooses a replacement.

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

a. Barry Bernstein – Oktoberfest is happening, 10/9/22. Meagan Beale's replacement should come to UCCA meeting because they are representing all residents. Speaker this month is Supervisor Terra Lawson-Remer.

Katie Witherspoon will go over the online process for Plan Update Survey.

6. Bill Beck – giving Diane Ahern's public comment – CWPP approved by SD County

Fire Dept. and Cal Fire. CWPP will host public zoom meeting 4th Monday in Sept. at 6:30 pm, along with a booth at Oktoberfest 10/9/21.

c. Ruth DeSantis – Several South UC community members are requesting a skate park or dog park at the west end of Governor Dr. as part of CPU.

d. Philip Belzeski introduced himself as the UCSD Student representative.

7. Information Item: Blueprint San Diego – new approach to community planning. Katie Witherspoon Sn. Planner, Planning Dept. and Seth Litchney, Program Mgr. Planning Dept. presenting:

Timeline for community outreach by Planning: DEIR will be complete by late Spring.

Hearing process – end of 2022. UC Plan Update: a way that we can stay on track with the land use plan and work with Climate Action Plan. Analyzing the Blueprint EIR: Workshops will be held 9/23 and 9/29, identical except for the time/date.

Community member – Neil Hyytinen – notice of preparation 2022. Does this mesh with UC Plan? When does community get a idea of what the definition of a project is under Blueprint?

Seth – Densities and models will be coming out.

Neil – looking at mass building in downtown, will we be able to approve if it works with the Community Plan?

Community member - Debbie Knight – concerns that the models don't work with low-income housing. Propensity of transit riders – offer zero affordable housing for middle class. More high income in this area, that the RHNA assessment says we need.

Seth – agree there is need for affordable housing densities that support transit usage.

PK – Question about climate change and blueprint. What about mass transit? All I hear is density.

Seth – Reginal transit network plan: look at long term plan for transit/roads/bikes through 2050, along with ridership programs.

PK – Isn't this backwards? how do we support current and increasing densities?

Seth – Land use and density will use Blueprint to meet climate action goals.

PB – How is UCSD treated in the EIR? Will it change the direction for CPU?

KW – we are confident about densities around transit stations utilizing CPU as we have been planning for this transit density.

Seth – 2015 Climate Action Plan focused on walking and biking

Neil Hyytinen – need for work force housing – life science cluster is the best in the world and Blueprint should be taking high paying jobs into consideration.

IK – SANDAG Reginal Transit Plan: how is this incorporated into the EIR?

Seth – Draft EIR released a few days ago, Couple of scenarios including parameters for environmentally sensitive land, for example.

IK – Housing near transit is wrong; it should be transit near business.

KW – Jobs/Housing balance -> high income areas

RRW – City of Villages – hoping city will consider all properties within the transit area

RC – comments:

1. Climate action goals – PGs go back and forth with developers and climate gets put to the wayside. Costa Verde was silver not platinum or gold
2. Jobs, jobs, jobs – we need investments of these jobs and need to pay attention to quality of life.

Debbie - where is the money coming from for bike infrastructure. DIF funds or other?

8. Information Item: Creation of the Office of Evaluation, Performance and Analytics (OEPA). This new office will guide and inform policy and budget decisions to be more effective, more equitable and more focused on delivering the best outcomes for all San Diegans. David Castro, County of San Diego presenting.

David – office of evaluation and analytics evidence based policy making – info., evidence and data – what investment is best for different communities. When programs are not designed correctly to produce results.

CN – which area are you targeting first?

David – hiring the Chief Evaluator now

GK- Who determines where to start? Politicians, taxpayers, or Chief Evaluator?

David – Best practice uses randomized trials – innovative approaches

PB – From where are you getting data?

David – This is first thing we are figuring out. County collects data but not working with it. Evaluator will work through it.

IK – How do you handle programs? Directions for land use and environment?

David – An example is training over wages – collect data on the money.

9. Information Item: The Coast, Canyons, and Trails Comprehensive Multimodal Corridor Plan. Manuel Rivas, Byrne Communications, on behalf of SANDAG and Caltrans presenting.

Manuel Rivas for SANDAG/Caltrans: this is a public input survey with comments and questions.

5 big moves

1. Complete corridors
2. Flexible fleets – share autos and scooters
3. Transit
4. Next OS
5. Mobility Hubs

Coast – La Jolla to Santee utilizing the 52 and the 67 and North and South Routes and highways.

Connects East to UC / Kearney Mesa
-Freeway Ramps, Roads, Transit, Active transportation, Mobility Hubs.

Andy Wiess – comments:

1. Focus along Hwy 52 connects residences to residences, not residence to business.
2. Community based project – Coastal Rail Trail. The map has the wrong coastal trail and needs to be corrected.
3. In Open Space Parks, unpaved trails are appropriate so multimodal paved and lit trails are not compatible.
MSCP criteria needs to be followed.

Community member – Brent Banta – 4 highway lanes to 7 highway lanes along the 52.

Manuel – using internal lanes in the median as managed lanes, with a few areas to widen 52.

Debbie Knight – 4 lanes to 7 lanes, you cannot add 3 lanes to the middle as there is no room so you will have to expand this project. The OSP will be totally disturbed.

The city is lead agency for the Coastal Rail Trail – SANDAG needs to get it right!

PK – reiterated – set of proposals will have devastating impacts. Unacceptable to the community.

The bike plan that community has already agreed to is the Gilman project. with protected bike lanes.

10. Action Item: PTS 651935, Campus Point NDP, Process 2, 4242 Campus Point Rd, proposing an increase in the existing approved development intensity of combined sites from 1,673,633 sq ft to 1,901,913 sq ft. Steve Pomeranke Alexandria Real Estate, presenting.

Steve -Campus Point NDP – from the info item in February 2021. Asking for approval.

SEE Presentation ->

-Using Voigt Trolley Station for transportation.

- Received Diamond Award for excellence in commute programs
- Modifying work hours to keep people off freeways during traffic hours
- Pathways all around the campus

-Landscape -> using biodiversity, pulling ecosystems into the campus

Public comment – Sean – Union organizer – apprenticeship programs – urging local hire and local large developers to hire union great wages. We work on Pure Water.

Sean Silva – “Seed San Diego equitable footprint” every effort will be made to have safe environment. Eli Gonzalez – Iron Workers Union 229 – sustainable construction project, his local workers to build community. Local workers fair wages.

Andy Wiess – thank you for great presentation. Mobility, walking paths to Genesee, Qualcomm, and Scripps.

Steve – working on this in parallel with the ARE transportation initiative.

Andy – what is your % landscape to hardscape. Surface parking- what stays??

Steve -- 45 acres landscape and 87 acres total.

Andy – congratulations!

Debbie Knight – high amount of parking spaces – Are you going to charge people to park? Urge you to lower the amount of parking spaces. We know when you lease buildings parking is required.

Chris Clement – yes, we are charging in the lease.

Steve – We would like to not, but we are at 2.57 up from 2.5.1.

IK – Native plants don't arrange themselves in perfect lines. They need to be part of the community.

Steve – We are planning to build plant ecosystems.

IK – Will there be solar in the parking lots?

Steve – Only solar on roofs not in the parking lots.

IK – Ridges are where butterflies live

Steve – we went through the plan for landscape to support the ecosystems

Debbie Knight – what about bird strike?

Steve – We have bird strike prevention glass, with no glass boxes (buildings)!

JA – Parking structures?

Steve – P1 and P2 are internal

Motion to Approve –

CN moved that the UCPG should recommend approval for this project

RRW seconded.

Vote: Yes – 8, No – 0, Recuse -2 (JA, JM), Abstain – 1 (NdR)

Recusals are due to relationship with ARE.

The project is recommended for approved by the city.

11. Adjournment: adjourned at 9:17 pm. Next meeting will be October 12, 2021, via zoom.

Thank you, CN

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

October 12, 2021, at 6:00 pm.

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil de

Ramos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasser (AN), Rebecca Robinson (RRW), 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), Georgia Kayser (GK), Katie Witherspoon (KW-City of SD Planning), Phillip Belzeski (PB-UCSD)

7. **Call the Meeting to Order:** Chris Nielsen 6:04pm.

8. **Agenda:** Approved – Additions and adoption by acclamation

9. **Approval of Minutes from September 14, 2021.**

CN-minutes aren't ready so we will postpone them until next meeting.

10. **Announcements: Chair's Report: Chris Nielsen**

- BioMed – Town Center Dr. encountered substantial delays due to traffic study. -Subcommittee will meet once the study is complete.
- City Bike Safety Presentation will be in Nov.
- Notice by Alexandria that they filed Community Plan Amendment for Science Village (previously Podium 93).
- RRW housing project along Gilman Drive may be in November
- Coastal Rail Trail passed the next step by the city

CN Asked Debbie Knight to Speak on the Coastal Rail Trail–

Debbie – City has some money and hopes to begin construction to 2022

- UCPG is likely not to have a meeting in December
- Meet by Zoom-January and then we will discuss -> Health is our first priority.
- No baseball spoilers

11. **Presentations:**

a. **SANDAG/Mid Coast Trolley** – John Dorrow – Opening Day Ceremony is Nov 21, 2021. Trolley remains on budget and on schedule.

Update as follows: see presentation

-Nobel Dr. parking structure – Open - all parking lots. Working on elevators/platforms
- UCSD Central Trolley stop – Trolley testing and elevator approval
- UCSD Health – Slide of bridge over Voight Dr. along with the plaza
- Exec Dr. – paving and landscaping done
- UTC – workers are on station platform (slide). Status of parking structure – see solar panel installation.

CN – can you tell us the results of the lighting question from the parking structure

by a community member?

Gia Ballash – Lighting -> walls are high enough to block car lights to ensure no light pollution.

CN – There is also an issue with Palisades (not a Trolley problem).

CN – I5 and La Jolla Colony Dr. – the gore-point cans block the view of cars coming up from the northbound offramp from I-5. Dangerous if bikes or peds cross at the intersection.

John – Bike infrastructure is still going in. They are adding a phase for bikes.

PK – Bikes that come south on Gilman to the path – How will you fix it?

John – Bike refuge area – widened sidewalk area to wait for the signal.

IK – Peds are not welcome on the bike path, but they are there.

John – All improvements will be made by the end of the year. But peds and bikes are both welcome on the bike path.

b. Councilmember Joe LaCava –Kaitlyn Willoughby reported:

1. Street repairs – a question when streets will be repaired – links to look up your address

-several UC projects should be done together. Stressful and inconvenient.

2. Coastal Rail Trail – met with CN, A. Weiss and D. Knight, so it doesn't go through Rose Canyon. Kaitlyn will get back with us.

3. Please get all your Joe La Cava questions to Kaitlyn, so they can be prepared

Bill Beck – Community member – Street lights – Will the link show his street light request?

Kaitlyn – No, look at Get it Done. Link is for street paving and street work. 3 street lights for Beck's project: the money hasn't come in yet.

c. Membership Report – AD reported:

Official Reg. for N and S UC -> review and provide advisory for land use. All memberships are permanent; if you are interested let CN and/or AD know.

We meet on the 2nd Tuesday at 6 pm. If interested in the UCPG board opening / vacant position, please contact CN or AD with interest and Biography.

d. Plan Update Subcommittee – Andy Wiese is not here Katie Witherspoon is here for AW

e. Planning Department—Katie Witherspoon will give Andy’s report
UC Comm Plan Update –
Survey is live.
- it is open from 10/1 to 10/31, closing promptly after 1 month.
- 10/19 and 10/20 Open Houses. Same meeting – one will be held early and one later
Please register, it will be virtual.
- Outreach to the engagement schedule: Doyle – cookies, paper copies of the survey to be distributed at Rec Centers and Libraries
-Next meeting will be Jan. 2022, and on the agenda for UCPG 2/2022
-Bike safety – Katie has taken this over.
IK – went through Vision Zero for Police reports in the area. Accidents are not on record that she knows about.
CN – coordinate with Katie and CN
KM – How do you hand in paper surveys?
Katie - Paper surveys go into drop boxes at locations where they are found: Rec Centers and libraries, along with Senior Centers.

f. Mayor Todd Gloria

g. Assembly Member Chris Ward – Rachel Granadino update:
9/10 to the end of the year CW will be here in San Diego.

- AB 223, AB 491, AB 340 and AB 514
- Bill (AB361) on a modification to the Brown Act allowing UCPG to continue to meet virtually has been signed by the Governor.
- Please email if you have legislative requests
- Oil spill alert – they are watching SD beaches closely

Lou Rodolico – community member – Are there fire programs on home hardening for contractors?

Rachel – Cal Fire runs this program

h. Senator Toni Atkins –

i. Supervisor Terra Lawson-Remer – Amanda Barry update:

- Supervisor is attending UCCA meeting tomorrow
- Trying to take action so all people get vaccinated. 79.4% fully vaccinated, 88.7% have first dose. San Diegans can get a Pfizer booster.
- Supervisor will be at Oktoberfest this weekend

j. UC San Diego – AD giving the update again.

Campus Planning – campus “return to learn”. 3 weeks 9/20 and majority of classes are in person. Guidelines are as followed and UCSD Covid cases are very low. Trolley is exciting for campus as the opening is 11/21. Unsafe trucks on Gilman, brought to AD’s attention by IK : they are not to stage or queue on Gilman Dr. IK has seen improvement.

k. Miramar Update: Kristin Camper

- Colonel Biddell – plans to visit UCPG. Operations has a lot of visiting squadrons. All visiting squadrons are given the procedures to follow, all FAA rules apply
Navy Top Gun will visit with F18, F16 and F35s
Air Force was here last month

- Fire – Along 805 on Miramar – SD Fire and Miramar Fire worked together and did a really good/quick reaction to put the fire out.

I. CN – UCPG Business– Meagan Beale (MB) has been on UCPG for 9 years – we are sad to see her go and give her a huge round of applause. Thank you for your service Meagan!

MB – UCPG members are extremely dedicated to work to keep the community the way we want it!

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

a. Barry Bernstein – Thanks to Meagan – job well done! Inviting replacement candidates to Oct. UCCA zoom meeting. Newsletter update. Educate Oktoberfest is 10/9 and Joe LaCava will be there. Great big thank you to the FireSafe Council. UCCA Elections will be held in November. Need to be a member, then nominated and run. Barry will be termed out. KW will be at the meeting regarding the survey along with Supervisor Terra Lawson-Remer. Finally, regarding redistricting -> UCCA supports keeping North and South UC together.

b. Ruth DeSantis – UCCF – KW and Martin Flores – Oct 6th – update about Skate Park at the west end of Governor Dr. in South UC. Below ground wells with bike racks and no parking. They are working with Tony Hawk, who supports skateboarding.

c. Lou Rodolico – divisive media regarding single family homes getting trash pickup for free. SD also picks up apartment trash as well. They want to increase fee \$35 per month we currently pay \$15 but through taxes.

d. Debbie Knight – Friends of Rose Canyon – Introduce -Save Marion Bear Park Campaign. SD has come up with new project: 3 additional lanes on 52, between I5 and I15. One of the oldest open space parks. Petition is out, please sign to take this highway out of the plan. Density being added with no new parks.

PK – 2 days ago-> South part of Rose Canyon there was a motor cross bike. Reported to the Police. If you see this bike please report this dangerous situation.

7. Action Item: AB 361 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 presenting:

Community group can pass a resolution to stay on zoom and meet virtually

CN – Resolution to meet virtually?

IK – moved - November meeting conducted via zoom

ML - seconded

Discussion – get with JM to Alexandria about getting back to in person. We will have to vote every meeting.

Vote: Yes – 14, No – 1, Abstain – 1 (MB)

The resolution is approved.

8. Action Item: Appointment of a replacement UCPG board member to replace Meagan Beale. Tonight is her last meeting due to term limits. Meagan Beale holds seat R1-A. Potential candidates must be resident members who have attended at least 1 UCPG meeting in the past 12 months and reside South of Rose Canyon, North of SR-52, and between I5 and I805. Nominations may be sent to CN prior to the October 12th meeting, or in person at this meeting. Candidates may give a 3 min. statement tonight. Notice is given that seat R1-A will be vacant at the close of this meeting and that the board will appoint a replacement member at the Nov. 9th, 2021, meeting and the term will run until March 2023.

Resident members of R1-A have to have been to a UCPG meeting and reside North of 52 and East of I5. Board will appoint new member to serve 11/2021 -> 3/2023. Jeff Dosick, Thomas Feerick and Lou Rodolico, along with Karen Martien and Tom Hekman will give public comment.

1)Louis Rodolico – Genesee being N/S Rd, Westfield EIR ignored Regents bridge. Anti-bridge just

Like anti-vax and 1/6 attack on the capital. Has been an environmental journalist

2)Karen Martien – excited, interested in urban planning since 1995. Graduate student sparked

interest in community planning, has 2 kids and has lived in UC for 26 years. PHD conservation geneticist, bike commuter interested in bike safety, help with homeless and interested in native plant landscaping.

3)Tom Hekman – UC resident 1/2002, retired navy, engineer from San Diego whose wife is a nurse.

-he negotiated swimming program before Centurion set up as his son swam at UC High. UCPG – set aside personal beliefs and try to communicate with neighbors.

-ADU around the corner – so quickly! Community Plan – concern on the boundaries is a risk, we

need to consider APZ buffers.

-UCSD – growing

4)Thomas Feerick – he went to Curie/Standley/UC High, then UCSB – he is a construction lawyer-

in land use law. Clients are contractors and he has his real estate license. Life-long member-help to

prevent special interests, to ensure integrity of neighborhoods.

5)Jeff Dosick – 30-year resident, bike commuter, so with congestion during the morning and evening commutes getting heavier, roads and bike lanes have not kept up! Looking to help make community safer.

CN – Vote will be public and happen at next months meeting – Candidates please send statement of 200 words or fewer to UCPG/CN.

9. Action Item: PTS 682832, La Jolla Village Square Sign NUP. Neighborhood Use Permit for a master sign program for the La Jolla Village Square Shopping Center. 8657 Villa La Jolla Dr. Process 2 – Kathy Corvin presenting:

Replacement of signs necessary due to Coastal Overlay regulations.

20-foot-tall signs (see presentation).

CN-Use permit required for signs. Concern ourselves with signs out of compliance.

JS – Are signs visible from the I5?

Kathy – Trolley blocks these (from list) AZ sign is seen from I5, B sign has electronic message, Title 24 controls brightness

IK – can signs be dimmed after store hours and please explain 8 sec. AMC sign?

Kathy – LED’s light set to Title 24 brightness requirements, no flashing and only 8 secs.

CN – any signs so bright/shining into adjacent residences?

Kathy – No change from current.

JS – How does light compare to Whole Foods? Are there lease restrictions to keep from distracting drivers?

Kathy – will follow code and she will add a note.

IK – Message Center?

Kathy – “B signs”: electronic message center – dual sided.

CN – Call for a motion

JA– motion to recommend approval

CLW - seconded

Vote: Yes – 16, No – 0, Abstain – 0

The project is recommended for approved.

10. Action Item: Neighbors for a Better San Diego is asking for a letter of support for a set of proposals to reduce the impact of ADUs on neighborhoods. NBSD members will present:

Geoff Hueter – 10/2020 Revised ADU Ordinance was passed by City Council.

1)City Council said it was conforming to state law

-State law states: 1 junior AD and 1 accessory unit

Not more than 16 feet height with set-backs – 4 foot side and rear

2)SD further implements a density bonus. Which allowed 2 additional

ADUs as long as they were in transit priority areas. This allows project 5 to 10 ADUs on properties and allowed building up to 30 feet high along with

elimination

of all set-backs.

3)Issues –

a-New homeowners will be priced out of the market

b-City waived fees for parks, libraries etc.

c-Urban canopy being cut down to build ADU is yards

d-No architectural review

e-No parking required

f-No consideration for fire codes.

see presentation

City has the ability to use restraint in approval of 4 ADUs/lot.

Goal – keep city to conform to state law – San Diego took on bonus density, So make it more family oriented. This like other California cities – pre approve plans

Asking – 1 ADU only – density bonus to size bonus – with 16-foot height limit and 4-foot setbacks side and rear, with fire hazard risk being taken into consideration to align with State codes.

JS-thanks, fully appreciate the presentation. HOA w/ strict guidelines. Concern – if not to condone state bills -> unconstitutional to CC n Rs who is paying?

IK – was there any environmental review? Watershed?

Geoff – No review – only code process! Not a zone process!

CN – seems crazy not to consider schools, roads and CEQA avoidance for larger projects.

JS – State laws need correcting, too.

- CN – propose: the PG ask the Mayor and City Council to amend code to be closer to the state law.

-with revisions by NBSD (this without agreeing to any state laws w/ respect to ADUs)

JS – can't support HOAs

NG – same situation happens with single family and apartments in our neighborhoods.

CU – minimum size for lot split?

Geoff – 2400 sq ft – lot size – split to 1200 / 1200

Motion CN – NBSD as outlined on page 6 and 7 of presentation – revise ADU 4 units

NG – seconded

Discussion:

MB – And SD should opt in SB10

JM – asked to explain?

CN – friendly amendment ->wording

CN moved to approve wording on this letter:

Without agreeing with any state law regarding ADUs:

1. Support the code revisions by NBSD on pages 6 and 7 of their presentation sent last week.
2. Revise San Diego's ADU ordinance to allow a maximum of four units after a lot-split (SB9).
3. San Diego should NOT opt in to the provisions of SB10.

Passed 10 YES, 1 NO 1(PB), 1 ABSTAIN (JM)

11. Adjournment: UCPG meeting adjourned at 8:42 pm. Next meeting will be Nov 9, 2021 via zoom.

Thank you, CN

University Community Planning Group

December 14, 2021

Honorable Todd Gloria
Mayor, City of San Diego
202 C Street, 11th Floor
San Diego, CA 92101

RE: LDC Sec. 141.0302

Dear Mayor Gloria, Council President Elo-Rivera, and Members of San Diego City Council,

At its October 12, 2021, meeting, University Community Planning Group discussed the recently enacted changes to Section §141.0302 of the Municipal Code, which were intended to implement the state's regulation on Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

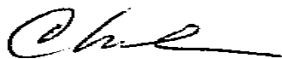
Although San Diego's ADU code was presented to the public and to the City Council as merely conforming with state law, it has become clear as projects are being permitted, that San Diego's code far exceeds the state requirements, especially the bonus units permitted under §141.0302(b)(2)(G), which has effectively up zoned all of San Diego's single-family zones to permit a much greater density than required elsewhere in California.

The UCPG passed the following resolution by a vote of 10 Yes, 1 No, and 1 Abstain:

Without agreeing with any state law regarding ADUs:

1. We support the code revisions recommended by Neighbors for a Better San Diego (nfabsd.org).
2. We support the revision of San Diego's ADU ordinance to allow a maximum of four units after a lot-split (SB9).
3. We urge the City of San Diego NOT to opt into the provisions of SB10.

Sincerely,



University Community Planning Group Chair

Cc: Todd Gloria, Mayor, MayorToddGloria@sandiego.gov

UCPG Annual Report for April 2021 through March 2022

Joe LaCava, Council District 1, JoeLaCava@saniego.gov
Jennifer Campbell, Council District 2, JenniferCampbell@saniego.gov
Stephen Whitburn, Council District 3, StephenWhitburn@saniego.gov
Monica Montgomery Steppe, Council District 4, MMontgomerySteppe@saniego.gov
Marni von Wilpert, Council District 5, Marnivon Wilpert@saniego.gov
Chris Cate, Council District 6, ChrisCate@saniego.gov
Raul Campillo, Council District 7, RaulCampillo@saniego.gov
Vivian Moreno, Council District 8, VivianMoreno@saniego.gov
Sean Elo-Rivera, Council District 9, SeanEloRivera@saniego.gov
Heidi VonBlum, Acting San Diego City Planning Director, VonblumH@saniego.gov
Elyse Lowe, Director, Development Services Department, ELowe@saniego.gov

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

November 9, 2021, at 6:08 pm.

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil deRamos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasserri (AN), Rebecca Robinson Wood (RRW), 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), Phillip Belzeski (PB), Georgia Kayser (GK), Karen Martien (KMar), Katie Witherspoon (KW-City of SD Planning)

12. Call the Meeting to Order: Chris Nielsen 6:08pm.

13. Agenda: approved by acclamation.

14. Approval of Minutes from September 14 and October 12, 2021.

CN called for corrections for both meeting minutes. No corrections for September 14, no

objections - Approved. No corrections for October 12, no objections – Approved.

15. Announcements: Chair’s Report: Chris Nielsen starts with replacement seat

CN – Chairs report will be after vote to replace Meagan Beale for R-1A seat

- Reiterated the UCPG Board election process as stated in our bylaws
- All statements for those running were sent with the agenda. Thomas Feerick, Tom Hekman, Karen Martien and Lou Rodolico are running.

CN call for the vote –

Vote: 18 for Karen Martien. No votes for the other candidates.

CN welcomed Karen Martien to the UCPG Board.

KMar – should I vote for items on the agenda?

CN – yes, you are on the board tonight.

Linda Bernstein wished to be noticed as attending this meeting.

Fay Arvin wished to be noticed as attending this meeting.

5. Chair’s Report continued

- Status of BioMed – at the end of Town Center Dr. - delays with city on traffic study.
-VMT analysis and issues with traffic
- RRW presentation on “Gilman Village 2” project will be 1/11/2022

- No meeting in December
- Zoom meeting in Jan and possible in person meeting in February
-tentatively meeting on land use plan update in Feb. It will be a large meeting depending on safety.
- Treewatch Sad Diego – city urban forest policy will be on next agenda.

6. Presentations:

- a. **SANDAG/Mid Coast Trolley** – John Dorow - Trolley Opening
– Ceremony on 11/21/21 will be on UCSD’s Warren Field. Trolley will be free all day.
Celebration - there will be food and speakers.
-concerns about light pollution at UTC SANDAG garage – construction is on time to finish. Soon light will be 50% of current level at the end of next week.
-restriping Genesee bike lane – restoring it to the original and working with City to make bike safety improvements. I.e.- green paint.
-they have applied for the city permits – estimating early 2022
IK – aiming of lights is an issue – lights turn off when?
John – midnight
NG – how long can you park? UTC and LJ Village?
John – MTS parking @ top of structure and those spots are free. There will be ambassadors to let you out for free & at LJ Village it is free. 260 spaces for MTS
AN – where?
John – repeated answer just given
NR – Someone we can contact if someone gets hurt on bridges or stairs – MTS?
John – MTS
CN – see you on 11/21
- b. **Councilmember Joe LaCava** –Kaitlyn Willoughby reported:
- Monday next week – divestment from fossil fuels: don’t intentionally fund companies.
-Golf Course @ Avia in S. UC: maintenance and upkeep are Golf Course responsibility.
PB-divesting from fossil fuels?
JS – (on the phone) Companies who invest in fossil fuels also invest in other avenues to energy.
Kaitlyn – wording is important: ineligible investments with direct investments
JS – will inquire offline
Janis Deady – community member -NO Audio on her zoom
Kaitlyn – inquire offline
- c. **Membership Report** – AD reports later
- d. **Plan Update Subcommittee** – Katie Witherspoon reported for Andy Wiese
-wrapped up online engagement and it worked very well
-sharing results 1/2022
-online virtual subcommittee meeting in Jan. to see results first, then share
-planning dept – CN’s questions

CN-We are tentatively holding the entire February UCPG meeting for land use scenarios.

KW- time we can discuss offline. Subcommittee will be 1/18/22, then Planning Commission workshop, then UCPG Feb meeting, then subcommittee again for final scenarios.

JM – meetings outside?

NG – continue with in person question – can they be hybrid meetings?

CN – city attorney needs to let us know - public safety is an issue.

GK – concur on hybrid meetings to increase access.

CN – attendance is up

CU – investment in more technology would be required – LJ Realtors tried hybrid and it was not good for in person attendees.

PB – concur

NR – bandwidth at the meeting place will determine whether we can use hybrid.

f. Mayor Todd Gloria

g. Assembly Member Chris Ward – Rachel Granadino

h. Senator Toni Atkins – Cole Reed

i. Supervisor Terra Lawson-Remer – Amanda Barry – Health Policy Advisor:

-Help young people get green careers – Youth Environment Corp – focus on Sustainability. 16 – 24 years old, not in school and without jobs

IK – exciting – urban corps differences, is there training?

Amanda – within county operations, work force partnerships will train.

j. UC San Diego – AD giving the update again.

Fall community update e-letter

-return to learn – majority of students are on campus

-sustainability

-marine conservation on Scripps Campus – received a \$6 million gift

-Trolley opening – YAY!!

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

a. Tommy Hough – District 6 candidate – rewild Mission Bay along with IK @ UCSD

91X morning host until 2017. He is in favor of redistricting, save Rose Canyon, and

No Regents Road bridge.

b. Barry Bernstein –

CN-congratulations to Barry for his many years of service!!

-Barry: thank you, UCCA elections tomorrow as Barry is termed out. Voting will be online.

-first in person meeting @ the library tomorrow

-Congratulations to KMar

-guest will be Sabrina Bazzo discussing school Superintendent search, vaccines, and optional Fri school

-redistricting – there are 3 maps currently under consideration

-UC News.org – go to website and read about it

-Holiday Evening with musical entertainment. 12/10... evening starts with “Dinner with Santa” event, continuing with additional exciting events.

8. Action Item: AB 361 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 presenting:

CN – motion to meet in January - virtually

NG - seconded

Vote: Yes – 16 No – 1 (KM), Abs-0

9. Action Item: PTS 692008, Ext. of time for PTS 527398 Tentative Map of The Aventine.

Matt DeVincenzo, Leppert Engineering, Inc. presenting:

Hyatt Aventine-parcel is the former Sporting Club, Matt DeVincenzo requesting extension of

Our approval. UCPG recommended approval in May 2018, and it expired May 2021.

-to review the project is a parcel split into 2 (lot split)

CN-no increase in entitlements, no increase in development intensity.

JA-purpose of lot split?

Matt – owners (2nd owner) want the flexibility to sell to 2 buyers instead of just 1.

IK-existing buildings?

Matt- Round building is first, and Gym building is second – under office parking structure

- no construction will be done

-3D map for parcel

NG-we see map on the phone

JM-common area parking split? What is the parking ratio for the split?

Matt-Plan commercial permit that ID’s the site for hotel and gym

-They would share parking and the signage will separate

-cannot answer ratio question? From memory – 5 per thousand square feet

JS-extension to allow what? Based on what was previously approved?

Matt-allow us to split the parcel to record on the map

RRW – moved to approve the extension of time

NG – seconded

Vote: Yes – 16, No – 0, Abstain – 1 (JM) Approved.

10. Action Item: PTS 0683863 AT&T Wireless Control Facility, located at the Hilton Hotel, Torrey Pines, 10950 N. Torrey Pines Rd. Process 3, Tara Carmichael presenting. Asking for project recommendation.

*** see presentation

NR – antenna on the Hilton Hotel or at the golf course?

Tara – Hilton property

RC – 4G or 5G antennas? Frequency range?

Tara – Justin Causey answered – Low band 5G not super high-performance upgrade but low 800 MHz band width

RC – mitigate this project because we don't have data. What is current tower use and what is the new output?? (RC described a prior story about data collection issues at Doyle)

-He will not approve w/out data. We should not in good conscience vote on this project.

What is a sound decision? It's not just yes or no.

Justin – AT&T passed the required FCC level tests

-AT&T has safety in mind.

-Requirements are very strict and all analysis has been done.

Justin – Emergency uses by police and fire, this is 850 megahertz

RC – vast differences between AT&T's numbers and our numbers. How can we get more info? And more notice. We need to see compliance to requirements.

-Safety standards need to be taken into consideration. Need to be more collaborative w/ UCPG

GK-Build on RC comments environmental health. Read about radio frequencies may cause brain tumors. Research indicates hazardous to health of young children and pregnant women.

JM – impacts coverage to east side of Torrey Pines

Tara – showed the map and where coverage will be upgraded

***see presentation

PB-asking UCPG what cell coverages that they have concerns with. Should talk to federal Authorities and not to this project.

-it's impossible to cause harm with this equipment

RC – level of intensity and duration matter; there is many years of research and publications

IK – whether this coverage can be achieved with permitted levels or when power is increased.

CN – Call for a motion

CN – moved to approve

JM - seconded

Vote: Yes – 11, No – 2 (RC, GK), Abstain – 3 (CW, JS, KMar) Project is approved.

11. Action Item: PTS 647676 Science Village, located at 9363 9373 and 9393 Towne Center Dr. Community Plan Amendment, Planned Dev Permit and rezone RS-1-14 to mixed use EMX-2. Demo existing 3 story building to build 2, 4 story buildings with 3 levels below grade parking. Mixed use research and development labs with offices and retail. 369,878 sq feet. Process 5. Steve Pomerence, Alexandria presenting: Final project approval.

***see presentation

KM-changes to your last presentation improvements show UCPG's comments/concerns. I see that you have used new changes from Alexandria and incorporated them.

Steve – I did not list all our concerns, but they have made many improvements

IK-complex ecosystem for California Oaks as street trees?

Debbie Knight – community member – thank you for the presentation. Endorse Toyon trees

IK – Will city let you remove street parking? Change street parking to bike lanes?

Steve/Michael D'Ambrosia: city says Yes

CN call for a motion

CN - moved to approve

GK – discussion on Solar for the project? Is this a city requirement?

Steve, et al – Solar Power – photovoltaic over the Atrium in the center section

-No city doesn't require

-Alexandria has extensive sustainability goals

Motion to approve the project by CN, second by CLW.

Vote: Yes – 14, No – 0, Abstain – 1 (NR), Recuse – 1(JM)

Approved project recommendations

12. Action Item: PTS 660043, One Alexandria Square, 3010 Science Park Rd and 3033 Callan.

Want a project change to remove 10975 N. Torrey Pines building and replace it with a new one.

GFA remains the same, and UCPG approved on 6/8/21. Steve Pomerence presenting:

Old building is poorly performing. They want to demolish and rebuild in its place.
10975 Torrey Pines Rd.

***see presentation

IK – grass in the rendering? Eucalyptus in the lawn / should be ok

Steve – No grass, will adjust the rendering

IK – where will demolished materials go?

Michael – Company must control waste recycling

NG – thank you for sending this ahead, very helpful

CN – Will anyone make a motion?

IK – Move to approve the project as presented.

NG – seconded

Vote: Yes – 14, No – 0, Abstain – 1 (NR), Recuse – 1(JM)

Approved project change

13. Adjournment: UCPG meeting adjourned at 9 pm. Thank you, CN

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

January 11, 2022, at 6:00 pm.

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil Ramos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasser (AN), Rebecca Robinson Wood (RRW), 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), Phillip Belzaski (PB), Georgia Kayser (GK), Karen Martien (KMar), Katie Witherspoon (KW-City of SD Planning)

16. Call the Meeting to Order: Chris Nielsen at 6:05pm.

17. Agenda: Get back to it after the Chairs Report

JS – asked to add redistricting comments update

CN - agreed

18. Approval of Minutes from November 2021

CN noted they are not ready and will work on them this next month.

19. Announcements: Chair's Report:

- Action Item for tonight #10 will be postponed – RRW Gilman Village
- Persons Attending this Meeting: notice is made that Sasha Treadup and Linda Bernstein
have asked that their attendance be noticed at tonight's meeting.
- Persons wishing to be noted as attending - Riannen Callahan, Manu Agni, Isaac Lara,
Angela Weathers, Liane Barkhordar, Harid Puentes
- CN - Costa Verde construction status – we don't have it
Jana Stukey said 1/11 that Regency has decided to sell to Alexandria
deal closed today 1/11/22. CN invited Alexandria (Randy) to update
- Redistricting Plan Area – West of I-5 is Council District 1
-East of I-5 is Council District 6
KM – Well, UCSD is both on West and East side of I-5
CN - noted

5. Presentations:

- a. **SANDAG/Mid Coast Trolley** – Gia Ballash and John Dorow - Final Report.
 - Operating and open for service
 - 11/21/21 opening celebration event was well attended
 - commute is 25 minutes to Old Town and 29 minutes to downtown

- Final tasks are – landscape / irrigation and punch list items
- Genesee bike lane – signage is going up, bike enhancement with green lane and striping

To delineate bike lanes.

CN – thanks to John and Gia

KMar – bike lane protection is what kind of buffer? Paint? Physical?

John – we have widened Genesee, see the presentation page, illustration of paint and physical plastic pylons.

CN – Will you be available?

Gia – Please contact MTS

KM – Ridership numbers?

Gia – Contact MTS.

KMar – The barrier was not there today, her husband noted

John – this is a drawing – we are working with the city

Gia – bike enhancements should be complete by March

Debbie Knight – what is the location of the bike improvements

Gia – Nobel to La Jolla Village

b. Councilmember Joe LaCava –Kaitlyn Willoughby reported:

- Budget work in progress – if you have requests
- due to COVID cases – Joe is out is the community less
- Community plan policies have changed CN is giving the presentation tonight

c. Membership Report – AD not here CN giving report: later

d. Plan Update Subcommittee – Katie Witherspoon and Andy Weise

AW-Happy New Year

- we are getting down to it – 3 years coming together
- selection for preferred plans – land use scenarios
- couple of meetings left – subcommittee will make suggestions for focus area
- survey from Oct/Nov – results have been tabulated and will be announced at

next week's meeting.

- City will make decisions

-Next months meeting will be CPC status instead of UCPG meeting

Tues 1/18, Thursday 2/3, and plan to swap UCPG with CPC Tues 2/8 with

Tues 2/15

Katie – community member – business need to have written a letter regarding representation

CN-yes

KM – I have not been attending UCPUS subcommittee meetings
can we still register?

KW- yes register at planuniversity.org/meetings and

www.sandiego.gov/planning-

Commission/documents

JS – request – get as much of the info out to us before the meeting. This is so helpful for us to ask intelligent questions otherwise we are drinking from a fire hose

KW – data will be sent out – overview of the engagement to sharing results

-land use scenarios – will be able to set up for next meeting – 3 to 4 weeks between

Debbie Knight – all along – lots of info and still not inviting others

KW – results of the survey are at a high level – introduced the land use scenarios

KMar – how are you getting the info out? Nextdoor? Billboards?

JS - 2/8 how does the subcommittee vote – only a committee vote?

CN – subcommittee brings vote to UCPG and then to city council

IK – Billboards? Outreach?

KW – planned outreach – she went all over this community – 22,000 out of area connections

26,000 residents. Such a significant outreach. included 4 bus shelter billboards

AW- reiterate. lots and lots

KM – you even went to schools

KW – Yes, and physical door hangers. This was a great effort with planning.

We are excited to share the results.

f. Mayor Todd Gloria

g. Assembly Member Chris Ward – Rachel Granadino

-AB 991 Benefits for lifeguards, AB 311 – Gun Bill

-Virtual Town Hall coming up

-Redistricting

CN – Assembly district 77 rep? Assembly woman...

Rachel – New Assembly women – Tasha Warner Harbach

IK – when does this redistricting take effect?

Rachel – 1/2023

h. Senator Toni Atkins – Cole Reed –

-Brian Jones – West

-Ben Westoke – terming out – East

-Governor Budget Proposal – legislative analyst office is projecting surpluses by about \$45B - \$50B

** 1/5th US Dept of Treasury – Billions of dollars of Relief to Homeowners who needed assistance from COVID

i. Supervisor Terra Lawson-Remer – Amanda Barry –

-mobile crisis response team – action for people who are having mental health crises.

-MCRT (acronym) since 4/2021 – expanding alternative approaches

1)mental health 2) peer support 3) case managers

-Calls through 911 access and crisis hotline (888)724-7240 – for those not comfortable

With 911. Trained clinicians will evaluate.

Rhianen C. – community member – UCSD College member – Billboards?

Amanda – Radio and Across all arenas – expanding to colleges soon

Isaac Lara – difference between police and mental health professionals

Amanda – FAQ on link – 911 dispatch will be trained to discern mental need or police

CN – which district number will the supervisor represent?

Amanda – still district 3

IK – City and County working together on 911 system?

Amanda – integration clear therefore case managers will be involved

j. MCAS Miramar Marine Air Station Report – Kristin Camper Reporting

Late

see below.

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

a. Diane Ahearn – newly elected President of UCCA
and Barry Bernstein – will continue as the past president
-UCCA needs volunteers.

-if you have content for the newsletter let UCCA know by 1/27 for Feb.

b. PK – redistricting results show the forces shaped by the biotech industry.

c. Tommy Hough – Running for Dist. 6. He has been part of SD Democrat Party,
KPRI – 91X

disc jockey most recently. In favor of infrastructure/decades of deferred
maintenance.

housing and Transit to connect working / residential areas and Rose Canyon –
protect

(619)805-6365

d. Kent Lee – candidate for District 6. He is from immigrant parents, alumni UCSD
only potential council member with small children. He has volunteered as part of
PacArts

movement and participated in the Mira Mesa planning group. Spirit of
collaboration, but highly important to represent the neighborhoods.

e. Louis Rodolico – Running for District 6. – State wants 10% of housing to be
affordable.

-Trash fee – high income earners pay a smaller percentage than low-income
earners. He is an environmental Journalist; UC will be in District 6 after next
December.

f. Bill Beck - his streetlights? What is happening?

CN – contact Kaitlyn Willoughby with your update questions

7. Action Item: AB 361 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 presenting:

CN – moved that UCPG have meeting in Feb. virtually

NG – seconded

Approved unanimously

CN – hoped to be able to authorize in-person next meeting but this isn't happening.

8. Action Item: Announcement of UCPG Elections – 3/8/22 Formation of an election sub-committee. Determination of means and method for holding elections.

CN presenting: ** see presentation

-Next meeting 2/5 to discuss. Ballots must be counted and announced the same day
3/8/22

-Last year – 28 hours of drop off over 4 days, drop off the same day, both with 2-part
ballot to

Secure and verify

-this year no Alexandria Building as we are not in person, but we will have North and
South

Libraries with boxes for drop off

-in person in the parking lot – times from 5 to 8 pm @ Alexandria and this is per
bylaws

-**All UCPG member can vote. Once a member you are always a member, it never
expires.

3 Residential Seats

R1C – Nancy Groves termed out; Andy Weise declared running to fill position

R2C – IK declared for new term

R3C – JA declared for new term

3 Business Seats

B1C – KM declared for new term

B2C – NR declared for new term

B3C – Jason termed out

From other seats

R3A – Michael resigning 3/2022, Sasha Treadup declared running to fill position

B3A – Vacant

B2A – Ash termed out; Fay Arvin declared running to fill position

B1B – Carol Lees Witte termed out; Linda Bernstein declared running to fill position

KMar – can you please explain the map

CN – 1) South UC 2) West Regents North of the Canyon 3) East Regents, goes up to
Torrey Pines

CN – Feb Meeting – now 2/15. Become a member by midnight and have been to 1
meeting in the

Last 12 mo.

Katie – Community member – Bus members, those that are not working for business
anymore. Are

they vetted?

Debbie Knight – Bus gives permission for 1 person to be the representative

CN – Company designates

CN – Can he get a motion to approve

AN – moved to approve the method

NG - seconded

PB – apposes because students don't get proper representation

KMar – UCSD Students not voting – what is the basis?

CN – Students reside outside city limits, state property not the city, therefore excluded
from voting

And being board members per the bylaws

Vote: Yes – 15, No – 1(PB), Abstain – 0 Voting method is approved..

5j. Report from Kristen Camper →

- Field Carrier Landing right before Christmas is all complete
- Canadian squadron currently here utilizing the field.
- Colonel Bidell – coming soon to UCPG – we need to schedule his visit.

Next meeting, we will not have reports, back to normal 3/2022

IK - how does Miramar prepare for fire?

KC – we have civilian fire department – Miramar Fire – who are tightly integrated with SDFD and Cal Fire. We also have Rescue Fire fighting for planes- they have special Equipment

9. Action Item: Proposed changes to the structure of Community Planning Groups via revision of Council Policy 600-24. Report and discussion of draft proposals by CM Joe LaCava

Draft policies will be presented to the Planning Commission on 1/20/22. CN presenting

** see presentation 600-24 and 600-09 Bylaw Shell replaced by Terms and Conditions

-CPGs do not comply with the City Charter (Mayor should appoint but communities elect).

-Amend the City Charter or amend 600-24 to be consistent with charter.

Levels used by City to determine decision makers. PGs advise on levels

2-5.

Process 1 – ministerial

2 – city staff decides with appeal to Planning Commission

3 – hearing officer decides with appeal to Planning Commission

4 – Planning Commission decides with appeal to City Council

5 – City Council decides.

JS – will the fuzzy status effect the Plan Update?

CN – shouldn't be any changes, subcommittee is appointed by UCPG

JS – concerned about our CPU Process

CN – some PGs had difficulty reviewing development projects.

JS – planning groups that are faltering giving our organized PG a bad name

CN – we will defer to Kathleen

Kathleen Ferrier – Policy person for Joe LaCava

-Plan Update is a UCPG subcommittee and will be able to continue

-need to abide by Brown Act and there will be support from the City

JS – Funding?? Web Host??

Kathleen – working on exactly this.

CN – web hosting, IT problems are serious problems

Kathleen - Funds? IT support.

IK – why did this come up? How are we not in compliance w/ the City Charter?

CN – There are people who the mayor appoints? We could ask nicely for the mayor to appoint our community elected members. No one believes this will work

Lou Rodolico – community member – Debbie Knight is paid by dark money. 1 of 3 Roads have not been completed – 7 people die every year due to ambulance times (3 roads)

IK – community associations and planning advised land use

CN - Question for Kathleen – Updated timetable?

Kathleen – CPC on 1/25 lots of questions will be answered. Tentative schedule Feb. for land use then to the City Council – Mar/Apr depending on schedule. This is not set in stone!

PB – Documentation is important. Can you expand on new representation? Have there been any changes?

CN – No, majority in North U.C. are renters and we need to address them. Need revision to code

Our Action:

CN – If the group wishes to write to the council.

JS – Drafts? She hasn't read.

CN – Large dump of info.

ATV – Joe LaCava only? Are all council members on this?

CN – Joe is the Lead

KM – Can we wait to get more info and then write a letter

CN – Yes. He did include a letter from La Jolla for an example

RC – We want to continue to review development. What would it take to continue the UCPG?

CN – suggest us reading the Q&A. Big policy change. Lots of moving parts.

JS – 600-24 and 600-09 only, right?

IK – Can City change its charter? Liaising with Planning Groups, with lower activity?

CN – Supporting IT by City is key. All PGs have said this a hardship. CPC – equity issue.

IK – Training 1 per year? 1 per term?

CN 1) Brown Act, standard procedures 2) process projects go through process 1 – 5, CEQA

JS – We are fortunate to have expertise, education and awareness of the process...

When City planners come to our meetings to help, we can ask direct questions maybe a coach is needed for some PGs

KM - Action?

CN – Continue in our March meeting.

10. Reschedule Action Item – Gilman Village, Rebecca Robinson Wood has requested this item be removed from the agenda. No new date has been requested.

11. Information Item: Trees: the inadequacies of the City's Urban Forest policies, and request for advocacy for trees by Community Planning Groups. Carolyn Chase, Treewatch San Diego presenting:

Info on Trees, including Urban Forest city of San Diego Policies

Goal – improving the climate action plan - 15% tree planting not meet in 2020
12.8% in 2014

**see presentation

Treewatch San Diego – treewatchsd.org and treemail@treewatchsd.org

RC – trees1000.org a nonprofit run by Janay Kruger. They have about 300 trees planted

Bill Beck – Renaissance La Jolla received 160 trees from trees1000.org and they are planted

NG – Included in trees the city plants? Or separate

Carolyn Chase – Completely separate. We need to build support!

NG – no recommendation of how to care for them once planted. People don't want to water the new trees.

Carolyn – not enough advocacy for city trees. City allows us to water trees as long-term growth!

IK – Large trees could be designated heritage or landmark.

CN – Mayor's Office has Matthew Gordon on it to deal with appointments – your requests and Volunteerism is recognized!!

Carolyn – Please apply to help!

12. Adjournment: UCPG meeting adjourned at 9:06 pm. See you at 6 pm on 2/15, UCPG and Land Use Presentations on 2/8!! Thank you, CN

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Virtual Meeting Via Zoom
6:00 P.M. February 8, 2022

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil Ramos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasser (AN), Rebecca Robinson Wood (RRW), 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), Georgia Kayser (GK), Karen Martien (KM), Phillip Belzeski (PB) UCSD student rep, Katie Witherspoon (KW-City of SD Planning)

1. **Call the Meeting to Order:** Chris Nielsen 6:05

2. **Agenda: Approved – Adoption by Acclamation**

3. **Approval of Minutes from Nov 9, 2021**

CN-asked if there were any corrections? --none

4. **Approval of Minutes from Jan. 11, 2022**

CN-asked if there were any corrections?--none

Hearing no corrections, minutes were unanimously approved

4. **Announcements: Chair’s Report:**

*Joe LaCava’s policy revisions are still in progress but some of which to take note :

--City will no longer host the UCPG web site but will continue to provide a planner

--More frequent training

--More outreach to renters

*Rebecca Robinson-Wood’s development proposal went straight to the planning commission with no recommendation from UCPG

*Next meeting—voting and election results

*Asked Alexandria to present on Costa Verde plans at next meeting

*Tues, March 22 special meeting to consider the Plan Update Subcommittee’s survey results

* When Plan Update Subcommittee report completed then will bring to UCPG

* UCPUS- regular meeting is Tues, 2/15

* Planning Commission Workshop 3/10

* UCPG special meeting 3/22 report back on land use scenarios from Plan Update Subcommittee

Comments: JS— I want to register great dismay that a sitting board member would by-pass the UCPG on a personal development project; NG and IK agreed.

5. **Presentations:**

Councilmember Joe LaCava--Kaitlyn Willoughby reported working on budget priorities and the CIP list which includes Marcy Park funding, UC Library seed funding, streetlights.

Money from District 1 for University City will go to the new District 6. New traffic study after March 3 when the new pool is open on Governor Dr. On May 2 & 22 budget hearings will be held at time and place still TBA.

Membership Report by Anu Delouri---membership increased by 100 to 3,600 total. Elections are next month.

Plan Update Subcommittee by Andy Wiese, Chair---Committee will meet next Tue. 15th Feb. The City will present results of city survey and preferred land use areas. The UCPG will review these land use scenarios at the next meeting.

Questions IK –next steps?

Katie Rodolico—once a plan is in place, is that when they will monitor traffic? And what if we don't like any of the land use changes?

Andy---March 10, 9:00A.M: There will be Planning Commission workshop virtually and will allow for public input. The city will post the links.

Supervisor Terra Lawson-Remer---Meghan Elledge reports that the supervisors are promoting local businesses and foods. Twenty million dollars are spent to purchase nutritious foods; encourage everyone to buy local.

UCSD Report by Anu Delouri---continuing “Return to Learn” Covid protocols. The new Living & Learning Neighborhood in the Theatre District when completed will have 5 new buildings, (one 7 & one 6 story) and four levels of parking excavation with 1200 parking spaces. In January the Regents approved a redevelopment plan for Thurgood Marshall College housing. The current 250 housing units will be replaced by 2,000 units.

6. Public Comment:

Kent Lee introduced himself as running for District 6. He is a 15 yr. resident of Mira Mesa, has young children, member of Mira Mesa Planning Group and is endorsed by City Council chair Elo-Rivera, Nathan Fletcher, and Todd Gloria.

Diane Ahern, Chair of UCCA announced the UCCA meeting tomorrow night at 6P.M. at the Governor library welcomes both UCPG and City Council candidates give 2-minute presentations.

The UCCA newsletter online posts UC news.

Isabelle Kay wanted to point out the importance of the Robinson-Wood property on Gilman Drive as a wildlife connection and link to Rose Canyon.

7. Action Item: AB361 provisions for a vote to be held authorizing the next meeting to be by zoom, citing public health reasons. ATV made a motion to have virtual meeting next month, CU seconded. Motion approved unanimously.

8. Candidate Forum

Each candidate for the UCPG board gave a three-minute statement in support of their candidacy. The candidates' written statements are found here:

<https://www.sandiego.gov/planning/community/profiles/university/agendas>. After the presentations a “final call” was made for any remaining UCPG members who wished to declare their candidacy.

LIST OF CANDIDATES FOR UCPG BOARD SEATS:

Seat Type Candidate
R1-C Resident Tom Hekman
 Andy Wiese
R2-C Resident Isabelle Kay
 Liane Barkhordar
R3-A Resident Sasha Tredup
R3-C Resident Jon Arenz
B1-B Business Linda Bernstein
B1-C Business None
B2-A Business Fay Arvin
B2-C Business Carey Algaze
B3-A Business Neil DeRamos
B3-C Business Steve Pomeranke

9. Information item: March 8 UCPG election details. Ballots will be available on the UCPG’s City web site beginning February 28 here:

<https://www.sandiego.gov/planning/community/profiles/university/agendas>

There are drop off ballot boxes at the two UC libraries for your convenience until Monday 3/7 at 7:00P.M. You are reminded to cut the ballot in half and follow the instructions carefully. Instructions are on the UCPG web site and on the UCCA web site. We encourage all UCPG members to take advantage of this and cast your vote. Residents vote for R only and businesses vote for B only. A map is on the ballot delineating each area for which you cast your vote.

10. Action Item: UCPG CIP list modifications. Shall the UCPG move CIP item #4, three Vista La Jolla streetlights, to priority 1 ? Roger Cavanaugh presented the recommendation made by our council office to move this to #1 to facilitate rapid funding.

Motion was made and seconded to move to Priority #1.

VOTE: 11 Yes, 3 Abstain (PB, GK, KMar), 0 No, 0 Recuse, Chair not voting

Motion Approved

11: Action Item: to make a community group recommendation for a utility easement vacation. The project, located at 3020 Callan Road, was recommended for approval by the UCPG in August 2020. The city has decided the existing utility easement should be vacated along the southeast portion of the property as part of the project. This is a Process 2, decision by city staff.

Joshua Brelik presented for Healthpeak. The city asked for a slight adjustment of the road entry site.

Motion made by JM to vacate the easement, AVT seconded the motion.

Vote Approved 13 Yes, 0 No, 1 Abstain (NdR), and 0 recuse. Chair not voting.

12: Action Item to rezone lots 1 through 5 of La Jolla Commons III from CV-1-2 to CO-3-1 at 4707, 4727, 4747, 4750 and 4757 Executive Drive. The current “visitor” designation does not permit the “R&D office” use that the applicant intends for future use at this property. The rezone does not involve additional entitlements for the property.

This project is Process 5, decision by the city council.

Clif Williams of Latham & Watkins presented the project. Zoning one million sq ft commercial. It is currently commercial visitor 1-2 zone approved in 2000, including a 327-room hotel and residential tower. Now wish to take out the hotel and make it commercial office zone.

Questions: Does the zoning request affect the hotel currently being requested by 805? ---
No

AW—does this obstruct the walking path? ---No

Vote: approved 13 Yes, 0 No, 1 abstain (NdR), and 0 recuse. Chair not voting.

13. Information item to introduce the redevelopment project “One Alexandria North”. The project is an 11.4-acre site and proposes to demolish two existing buildings and develop four buildings and a parking structure at 11255 & 11355 N Torrey Pines Rd. This project is Process 5, decision by city council.

Steve Pomeranke for Alexandria Real Estate presented a slide deck and answered questions. First, Pomeranke says it is a process 3, not process 5 since it is too heavily office space. Currently they are leasing National University Buildings back to them until they are ready to develop. They plan to deactivate the heliport and keep all the Torrey Pines. Planning to demolish the three buildings and develop a research and development campus with four buildings (2 large buildings and one plant and one small café for tenants) and keep the parking structure. Plan hiking trail and there are 3.8 acres of landscape which they plan to use native plants. Timeline for completion April 2024.

Q--IK—looks impressive but are there setbacks for fire marshal with plantings against the buildings?

A—There are setbacks from the native area also there are fire sprinklers in all buildings

Q—Glass facing North might have bird strikes?

A—Striations on the façade helps prevent bird strikes.

Q- NG --Is the parking building 20’ lower than N Torrey Pines road? Does the 4th level include the roof?

A—Within the 30’ height limit on all 3 buildings. Parking is 2 stories at or above N Torrey Pines Rd. and 2 stories lower than N Torrey pines Rd.

Q—JS on the board of the Torrey Pines Reserve and asked if since this is the northern most development is there a chance that parking could be open on weekends? She suggested call to Darren Smith, State Ranger on the Reserve. The trail head to the Reserve is right there.

Q—IK Don’t forget the golf tournament, maybe some parking arrangements could be made for them?

Q—AW Are there green roofs and solar?

Q—Use of fake grass?

A—Adamant “NO”

Steve Pomeranke says they will bring back to UCPG for vote at next meeting.

14. Adjournment: Next Meeting will be on March 8, 2022

Minutes Submitted by Nancy Groves

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

March 8, 2022, at 6:00pm

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), **Nancy Groves (NG)**, Caryl Lees Witte (CW), **Joann Selleck (JS)**, **Isabelle Kay (IK)**, **Ash Nasser (AN)**, **Rebecca Robinson (RRW)**, **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)**, **Andrew Parlier (AP)**, **Georgia Kayser (GK)**, **Karen Martien (KMar)** Katie Witherspoon (KW-City of SD Planning).

1. **Call the Meeting to Order:** Chris Nielsen, Chair 6:07pm
2. **Agenda: Call for additions / deletions:** No additions/deletions. Agenda approved without objection.
3. **Approval of Minutes: February 8, 2022**
CN - minutes from February 8, 2022, will be considered for approval at the April 12, 2022, meeting.

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

- Elections:
 - Election results will be reported after counting at 8pm tonight.
 - Thank you to JM and AD for making the election efficient and fair. Thank you to Melissa Martin and Staff at the University Community Library and Michelle Ruiz and Staff at the North UC Library for allowing placement of ballot boxes in libraries and for friendly and courteous service provided for voters.
 - Thank you to departing UCPG members for service and for distinguishing themselves as volunteers for the community.
- Minutes:
 - Carey Algaze will be taking minutes tonight and is running unopposed for Dan McCurdy's B-2-C seat unopposed so will likely continue taking minutes as a board member starting next month.
- New UCSD representative
 - Andrew Parlier will take over as the representative from UCSD student organization.
- Costa Verde:
 - Alexandria representative, Randy Levison, is not prepared to present plans but allowed CN to report on their conversation. The change for Alexandria to purchase Costa Verde occurred in the middle of January as Regency, like many other retailers, were hurting and felt

they had greater exposure with the project. They ultimately decided to exit the development.

- Alexandria intends to develop the Site consistent with the development permits that have been secured which include a hotel, retail, and R&D (though the retail may decrease slightly)
- Alexandria still thinks a market is an important component of the site but would like to see a specialty market (like Jimbo's). They are looking for pedestrian friendly experience, rather than auto centered experience.
- All tenants are expected to be gone by March 15th at which time the Site will be fenced, and Alexandria hopes to secure demo permits and starting by June.
- McDonalds and the gas station/car wash will remain in operation. Their motto is "vacant real estate is bad real estate", so they will be moving as expeditiously as possible to get the project built.
- Torrey Pines State Park ADA
 - A project to improve Torrey Pines State Park ADA access and utilities is expected to come before the UCPG in April or May.
- UCPG Plan Update Subcommittee
 - Next meeting is Tuesday, March 15th at 6pm using webinar format
- Land Use and Housing Committee Meeting
 - Thursday, March 10th at 1:00pm to review Councilmember LaCava's proposed revisions to community planning groups as an information item.
- Build Better San Diego Workshop
 - March 10 from 6:00PM to 7:30PM is the city's Build Better SD virtual workshop. Those interested in how the DIF may evolve under this program should consider attending. Here is the link to register to attend. [Build Better SD | City of San Diego Official Website](#).

5. Presentations:

- a. **Councilmember Joe LaCava** **Kaitlyn Willoughby**
 - Councilmember LaCava's revisions to Community Planning Group reform is going to Land Use and Housing committee on Thursday as an informational item.
 - Budget town halls are scheduled for May. Registration link will follow.
 - Lakewood/Governor traffic signal to be installed in mid-April as soon as supplies are received.
 - Councilmember LaCava will attend April UCCA meeting regarding Miramar.
 - New phone number for Kaitlyn provided in the chat
- b. **Plan Update Subcommittee** **Andy Wiese, Chair**

- Urge everyone to engage in the community plan update process as now is the moment of maximum involvement. Proposals for the land use scenarios are out and next week's meeting will strive to obtain community feedback on those land use options.
- February 15th meeting discussed the online engagement tool that the City preformed last fall and discussed proposed land use scenarios.
 - Online Community Engagement Tool:
 - Much greater involvement and community participation. UC remains in leading edge in planning of city with 2,600 people completed the survey which is 1,000 more than in 2019.
 - Representation across the community was much more representative in terms of demographics.
 - City did a great job of reaching out into the community to receive more diverse feedback.
 - Important questions were raised about the nature of the survey and quality since 7,000 surveys were started but only 2,600 were completed. City to report on that next meeting.
 - Land Use Scenarios:
 - Some felt the proposals were astonishing in size, scope, and scale.
 - There is value in what the city is proposing and there are also some areas of improvement so encourage the community to attend the next meeting to provide feedback.
 - Also included some areas that had not been studied previously including rezoning and medium density development on Governor in South UC.
- March 15th meeting at 6:00pm will be devoted to community feedback on those proposals. Members of the public may also be heard by providing comment via email to KW and Andy Wiese.
- April 19th subcommittee will vote on its preferred land use scenario.
- May Planning Commission Workshop
- June UCPG vote.
- c. **Supervisor Terra Lawson-Remer Meghan Elledge**
 - Supervisor Lawson-Remer is excited to welcome traffic improvement carpool project on north bound/south bound on I-5 and supports infrastructure investments like this.
 - Funding available to nonprofit for community enhancement funding. An informational workshop will take place on April 7th 1:00pm where county team will go over requirements and application process. Link is here:

<https://us06web.zoom.us/meeting/register/tZUvcuirrT4tEt0siG9HxrI7h0gOXOoYjq4t>

- Funding for neighborhood reinvestment is also available
- Can arrange 1:1 with grant advisor if desired
- d. **Introduction of Andrew Parlier: UCSD**
 - AP introduced himself to the group.

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

- Diane Ahern:
 - UCCA University City Community Association meets Wednesday, March 9, at 6 PM via Zoom. The agenda is available on UCCA's UniversityCityNews.org website. Featured guests for March include SDPD Officer Bognuda and Lieutenant Brinkerhoff (Crime related to trolley); Chris Nielsen/Andy Wiese Planning Group; Ruth DeSantis, University City Community Foundation; and our new friends from City Council District 6 - Jeff Stevens, Bari Vaz and/or Pam Stevens from the Mira Mesa Planning Group and Town Council. You'll hear about public safety, community planning, and redistricting; plus information from our legislative and community leaders.
 - UCCA is sponsoring a D6 City Council Candidate Forum in April and we may have a few City Council candidates who wish to introduce themselves. The agenda and Zoom info is posted on UCCA's website at www.UniversityCityNews.org.
 - Bill Beck Comment:
- Bill Beck:
 - Member of the UC Fire Safe Council. A Free Smoke Detector Giveaway event is set for March 12th, between 10AM and 4PM at the First Baptist Church-San Diego, 5055 Governor Drive. This event is being held thanks to the support of the San Diego Regional Fire Foundation and the University City Fire Safe Council. Homeowners are reminded that battery operated detector older than 10 years should be replaced. So, while supplies last, two smoke detectors per household will be given to those UC residents in need. So be sure to bring your ID."
- Ash Nessari:
 - Provided photo presentation on increase of people experiencing homelessness.
 - Has worked in the area since 2010 and typically see the same faces year after year. Since the trolley came in, has seen an increase in people experiencing homelessness. Reports people yelling and screaming outside of workplace at one another and sometimes talking to themselves.

- Reports seeing encampments starting below Whole Foods under the bridge, people washing clothes, and panhandling.
- Presented photos of gentleman passed out requiring emergency services fire passed out at work.
- Most concerning is the tents.
- Had meeting scheduled with Councilmember LaCava for tomorrow morning but despite confirming multiple times, it was cancelled.
- Concern that this is not a UTC problem it is a community problem that is going to get worse.
- Jennifer Martin-Roff
 - South UC resident. Took the trolley for the first time. Parked in UTC parking structure with MTS sign on it and understood parking was free. Wondered if this goes against what is planned. It has spots labeled for transit.
 - IK: There is no informative signs whatsoever about the parking/trolley. No signage indicating access to trolley is on the 4th level, not the top level. Really poor signage.
 - Tom Heckman: MTS website states the transit center is paid parking.
 - CN: Understanding is SANDAG built a separate garage at UTC. Will ask Gia the MTS/SANDAG contact
- Kent Lee:
 - 15-year Resident in Mira Mesa running for San Diego City Council for District 6
 - Served on Community Planning Group for last 9 years, thankful for service and those running.
 - Redistricting shifted boundaries, district 6 now includes University City.
 - Proud of support endorsements from Mayor Gloria, 6 of councilmembers and Council President Sean Elo riviera
- Lily Higman:
 - Running for District C of San Diego Unified School District. Have 3 kids in the school system, has been active for 10 years in the school system, on Monday March 21st there will be a community town hall with all three candidates on the forum. Will follow up with zoom link.

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. Chris Nielsen, presenting.

- Motion by CN to authorize next meeting to be held virtually for public health reasons with second by CU
- ***Motion carries unanimously 11 Yes, 0 No, 0 Abstain, with Chair not voting.***

8. Action Item: PTS 0683337 Belmont Sign, Neighborhood Development Permit. Neighborhood Development Permit for two signs at the Belmont Village Senior Living project located at 3880 Nobel Dr. Process 2. Laura Fairbanks, presenting.

- Presentation by Ruben Andrews, President of Graphic Solutions. Joined by Brent Covey representing ownership.
 - Application for a discretionary permit to allow deviations for two (2) signs related to 17-story residential facility for seniors which deviate in size, setback and illumination.
 - Monument Sign:
 - Proposing 3' x 15' tall double-faced monument sign about 1' from property line, outside of visibility triangle
 - Deviations Requested: sign area increase of 28 sf, height increase of 9', and internal illumination proposed.
 - Wall Sign:
 - The building where the wall sign is proposed is set back 175'. Proposed sign is 14' wide and 4' tall letter, illuminated in silhouette sign.
 - Deviations Requested: 2 signs, where 1 is allowed, 36 square feet increase in sign area and internal illumination.
 - JS: How does adjacent senior residence signage compare to this?
 - Ruben Andrews: To the west there is a double-faced sign just about as high but bigger than this sign. To the east, they have about 3 signs and also have a double faced sign on the property line – not 15' tall like this one but located near the property line just as this one would be.
 - IK: Why does the sign have to be 6" from the sidewalk and why does there need to be a second sign on the building? If you're turning in and there's a massive building you don't need a sign to say that's where you're arriving.
 - Ruben Andrews: is a senior facility, project is set back 175' needs to be a confirming sign after you turn in. It is a fast street and 3 lanes.
 - CU: Is it a 1-way driveway? View of traffic

- Ruben Andrews: Yes, both in and out. Sign is located outside of the visibility triangle to serve that purpose.
- KMar: Don't understand why such a large and prominent sign is required. If it's a hotel, for people who can't find it then ok, but this is a residential building. Hesitant to approve such substantial deviations from requirements when there's not an obvious need to have such signage. Not sure why we should put a sign that is much larger than is part of the current regulations and deviates from requirements in multiple ways.
 - Ruben Andrews: It's a 17-story senior facility, there will be seniors coming and going, guests coming and going. The building is set back 175' and is couched between two other properties so it is not immediately clear. If there wasn't a sign, you would not know it was there.
- IK: Shows google image of Pacific Regent La Jolla Sign Wall sign
 - Ruben: That sign is 115 sf, 8' high. Sign to west is La Jolla Garden Villas which is 228 sf, 9'6 high and set back 7 feet. La Scala apartments has 75 sf sign, 4.5' high and has a 0 setback.
- Bill Beck:
 - When Palisades was built, they requested the same kind of deviation.
- Debbie Knight
 - Issue with deviation for internally lit sign as those are part of light pollution. Prefer fully shielding lights that shine down on the lettering rather than internally lit lettering that contributes to light pollution
 - Every time the city allows a deviation for one, future projects point to the one before as justification.
- Katie Rodolico:
 - Have trouble finding Pacific Regents. It is easy to miss a driveway on this street. Being able to slow down and turn into a driveway is eased a lot if you know its coming if you see a sign.
 - Lots of people coming in and out of senior care like caregivers, visitors, hospice, etc. and they those people will need to find out where this place is. Turning on Nobel and having a big sign you can see easily, is really helpful.
- Rhianen C;
 - Agree that lighting should not add to light pollution. Maybe streetlight around it instead. Does not understand the use of a sign since most if all people

use navigation. Why is it vertical instead of horizontal? It may be harder to read

- Andy Wiese:
 - Similar comment to Katie Rodolico. Nobel is a pretty busy traffic way with people moving quickly on the street. The sign provides legibility and safety. Additionally future planning for the area includes bike facilities and bus facilities. Thinks safety is enhanced where you need to make a turn. A sign enhances that safety.
- KMar:
 - Agrees. Anytime we approve a variance it sets a precedent. Talking about the neighboring signs don't adhere to existing code, but those are not internally lit. Ask group to confirm.
- JS:
 - The monument sign looks less obtrusive than the signs on the buildings on either side. Those take up more surface area and have more landscaping in front and around. Other than lighting issue, don't think it is terribly inconsistent with adjacent signs. Nice to have placement a foot or two off the sidewalk but is more sleek
- GK:
 - Confirming deviation, seems like a lot of deviations with an addition to light pollution, there is some precedent approving other signs this large, but there is a reason for the sign code, now we are deviating significantly. Do we as a community want to continue to set this as precedence?
- Ruben response:
 - These standards apply to residential apartments in suburban and urban locations. In order to have a sign that fits the project and serves the needs there often need to be deviations.
- CN call for motion:
 - JS Motion to approve both signs as proposed, with the caveat that they are not backlighted but indirect downlighting; Second; CN.
 - IK: Friendly amendment that it be lit only on the east side of oncoming traffic
 - JS appreciates friendly amendment but states it does not solve the concern so does not agree to amendment.
 - Discussion:
 - AP has not given Ruben Andrews the chance to justify the internal lighting

- Ruben: It is low light. Letters have a film, so the light is filtered, the background is opaque, it is only the letters illuminated – they don't have to be illuminated strongly, just readable. Regarding downlighting, when you have hardware/lamps on the sign it lays a shadow across the sign. The cleanest thing is having the internal illumination or superfluous elements.
 - AP confirming: Internal illumination leads to the least amount of light pollution.
 - Ruben: Yes.
- ***Motion Fails: 4-yes (JS, JA, CU, AP), 6- no (NG, IK, AN, PK, GK, KM), 2- abstentions (RRW and JM), Chair not voting.***

9. Action Item. PTS 697543 “Gilman Village” Community Plan Amendment Initiation for the following parcel: Lot 2, Map 7174, La Jolla Village Apartments Unit 2, (APN: 346-802-13-00), SE corner of Gilman Drive at Via Alicante south to Interstate 5. As of January 5, 2022, Property Zone Map is RM-1-1, however, Property Zone Per City DSD ZAPP Property Information Profile the site has three zones as follows: RM-1-1, RM-2-5, and RM-3-7. An Open Space Easement for the entire property was granted to the City of San Diego in 1972, with 22 of the site’s 31 acres later designated as MSCP and 100% conserved. The action will be to recommend approval or denial of the plan initiation and may involve approval of a report with supporting findings. Approval of the CP Amendment Initiation would require removal of the Open Space Easement and adjustment of the MSCP boundary. The Planning Commission is scheduled to hear the plan initiation on April 7, 2022 and is the decision maker.

- CN: Presents project overview. Project Applicant is RRW.
 - Site: Gilman Village Lot 2, 31.06 acres, owned by Robinson Wood Revocable Trust. Currently undeveloped area. Current land use is open space/park/recreation, adopted land use is open space. Zoning RM-1-1 (though RRW found 3 zones RM-1-1, RM3-5 RM 3-7)
 - Site has open space easement from 1970 over the entire site when the condos on the mesa top were developed. This mechanism was used by city to develop mesa tops and designate the sides of mesas as open space. In 1997, 23 ½ acres were added to MHPA and 100% were conserved. Core MSCP area.

- Community Plan Amendment proposal would imply removal of open space easement, imply significant MSCP be removed, CPAI would change land use designation from open space to residential.
- Planning does not support removal of open space easement of the property
- Appearances before UCPG:
 - Informational item in July 2021
 - Action Item for recommendation in October 2021, cancelled by applicant. Rescheduled to January 2022, cancelled by applicant.
- On the Planning Commission docket for April 7th. Planning department rescheduled from March 3rd to allow for UCPG recommendation and to receive input.
- CN Motion: Oppose the removal of the Open Space Easement on the 31.06-acre parcel at the SE corner of Gilman Drive and Via Alicante (APN 346-802-13-00). It opposes any change of the Community Plan Land Use Designation from open space, and any changes to the MSCP boundaries for the ~ 23.5 acres of MSCP on the site. Consequently, the UCPG recommends the city deny the proposed community plan amendment initiation for this site. A letter to the planning commission will be sent detailing our motion and discussion, PK seconds the motion.
 - Andy Wiese: presents supplemental information on why the proposal is inconsistent with controlling planning documents (open space easement, University Community Plan, MSCP, City of San Diego General Plan and Community Plan Update) for inclusion in CN letter
 - AN: Any reasonable person would come to the judgment that this petition should be denied for all reasons mentioned. It has been protected for many years, may have been purchased with the thought it could turn into profit, it's not going to happen.
 - Andrea Rosati:
 - Attorney for applicant
 - Emphasizes this is the beginning of the process. If the initiation is approved, then it can be analyzed. Supporting the initiation is not a vote of any project. It would only allow staff to vet the plan amendment. Any project would have to go through an application process and complete environmental reviews. All plans and inconsistencies Andy Wiese spoke of would be resolved. Trying to provide more affordable work force housing and find alternatives for the open space matter. This project would come back again and again.

- Lou Rodolico:
 - Open space is a conflated term also means any undeveloped land. This is a good spot for housing. It is way to get our density up rather than having to do infill by the state
- IK:
 - Value of this parcel is irreplaceable function in the landscape. Important parcel to connecting mission bay to rose canyon to open space on the bluffs on UCSD, through UCSD to Torrey Pines reserve. You could not mitigate for the environmental losses if you develop this property
- Debbie Knight:
 - Thank Andy Wiese for his insightful and wonderful presentation. This is one small area has been preserved from the beginning of the community plan. You can't just say that you can take a piece of habitat and will make up for it by doing it somewhere else. The birds go back and forth from Rose Canyon. This is a corridor for them, and to say we'll destroy it, loves what ash has said. Strongly support the motion.
- Chris Wood (RRW husband)
 - The MSCP area is mostly slope, it's not really buildable so it would not go away. You may wonder about the importance of affordable housing to students and think about the 50-year-old with \$100,000 in unpaid student loans and if high housing costs may have contributed. I suggest that the broader idea/definition of community is considered- community of the university who would like more housing, community of environmentalists, community of State of California, etc. and many other communities. Community involves all of the above, not just the community group gathered today.
- Jonathan Rivas, LMA said housing is important to San Diego and wants residential development.
- Karen Martian, UCPG, thinks strategically approving housing is what we're aiming for with the plan update.
- Anu Delouri, UCSD, Assistant Director, Community Planning, reported their goal is to provide housing to 65% of students with 42% living on campus now. Lack of housing is statewide.
- Tom Heckman:
 - Question confirming current zoning.

- *Motion carries 10-yes, 1-abstain (JM), 1-recuse (RRW), Chair not voting.*

10. Information Item: March 8 UCPG election results. Anu Delouri and Jason Moorhead, presenting.

- UCPG Election votes were tallied and presented by AD:

District/Seat	Name	Votes
District 1/Business Seat B	Linda Bernstein	2 votes
District 2/Business Seat A	Fay Arvin	1 vote
District 2/Business Seat C	Carey Algaze	1 vote
District 3/Business Seat C	Steve Pomerenke	2 votes
District 3/Business Seat A	Neil DeRamos	1 vote
District 1/Residential Seat C	Tom Hekman Andy Wiese	23 votes 271 votes
District 2/Residential Seat C	Liane Barkholder Isabelle Kay	18 votes 39 votes
District 3/Residential Seat A	Sasha Treadup	7 votes

District 3/Residential Seat C	Jon Arenz	1 v ot e
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- 366 votes total were cast
- CN: Thank AD and JM for doing a really good job on tallying the votes. Thank you for running the election.
- AD: Thank you to CN and all of his work and efforts putting the ballots together and picking them up, bringing the boxes and assisting throughout. Thank you, JM, for providing the space at Alexandria and making sure the signage was in place. Thank you to all for voting tonight.

11. Action Item. One Alexandria North. PTS 691942, CDP/SDP/NDP/TM to demolish 2 existing buildings and development of 4 buildings and a parking structure at 11255 & 11355 N Torrey Pines Rd. The 11.4-acre site is located in the IP-1-1 zone, PIOZ-Coastal-Impact, PIOZ-Beach-Impact, MHPA, ESL, Prime Ind, First Public Roadway, Coastal (N-App-1), CHLOZ, CPIOZ-B, VHFHSZ, MCAS Miramar - ALUCOZ / APZ-2 / AIA Review Area 1. Process 3, decision by hearing officer. Steve Pomeranke, Alexandria Real Estate, presenting.

- CN: Project was an information item on Feb. 8th, today Alexandria is asking for a project recommendation
- Steve Pomeranke Presenting:
 - Project One Alexandria North came before the board last month and obtained excellent feedback that they have able to act upon.
 - Met with State Parks representative and walked the open space. Discussed partnership on mitigating some issues already occurring in the canyon. Discussed strategy to harvest seeds from adjacent property to develop plant material so no foreign species are introduced. They did not come up with a lawn substitution.
 - Bird strike mitigated with vertical mullion. One elevation may need some additional work to address bird strike issues.
 - Project proposal includes: 2 R&D buildings, 1 amenity building, parking structure with smaller conference center.
 - Building 1: 127,008 sf/3 stories
 - Building 2: 115,501 sf/3 stories
 - Building 3: 5,014 sf/1 story
 - Building 4: 8,976 sf/2 stories
 - Total of 256,500 sf
 - Schedule:
 - April 2022: Entitlements secured/Demo & Grading
 - April 2023: Vertical construction

- February 2024: Shell & Site TCO
- April 2024: TI/TCO
- Questions:
 - IK: Thanks team for addressing building bird strike. Asks how will lighting be shielded? LEED certification? Parking just for site or include more?
 - Steve Pomeranke/Team Response: Vertical mullions will also help with light. Building pushed back from property line, so lighting won't go offsite at all.
 - Companywide goal that all developments achieve LEED Gold
 - Life science as a use has the lowest parking requirements. Designed for the tenant parking only.
 - Debbie Knight: Appreciate partnership. Any outdoor lighting should be fully shielded. Illumina building is lit up all night long.
 - GK: Why some of the greenest buildings are the ones that are already build. Why couldn't renovate and have to demolish? Why not LEED Platinum?
 - Steve Pomeranke/Team Response
 - Try to renovate to bring up to energy code, you have to take the skin off the building, so you're left with the bones, and mechanical systems that are 30-40 years old and highly inefficient, and the base structure doesn't have floor to floor for labs or column spacing for labs. So, demo is typically necessary.
 - LEED Platinum is very difficult to obtain and generally not realistic for the use type. Use other certification systems like Fitwell that ranks life of building and user experience.
- Sonja Robinson: Rooftop solar, clean renewable energy, solar batteries?
 - Steve Pomeranke: Yes, included.
- Motion:
 - IK: Recommendation of approval as presented; AN Second.
 - ***Motion passes 11-yes, 0-no, 1-recusal (JM), Chair not voting***

12. Information Item: Clean Local Energy. Benefits of local solar power and the recent NEM ("Net Energy Metering") decision by the California Public Utilities Commission will be discussed. Bill Powers, P.E., and Sonja Robinson, Program Manager / Lead Organizer, Protect Our Communities Foundation, presenting.

- Informational Presentation by Sonja Robinson:

- Local Clean Energy and benefits of generating electricity for clean renewable energy locally. Presentation addressed immediate threat to roof top solar in San Diego and the San Diego Community Power and accountability to the local power mission.
- Electricity rates are rising and projected to continue to rise, rooftop solar is a solution to mitigate that that.
- Council unanimously passed resolution urge public utilities commission to adopt net energy metering rulemaking decision which would support continuing growth of customer sited solar energy installations.
- Action request to call: (1) Governor's Office to support a fair solar deal that keeps rooftop solar growing, (2) Senator Toni Atkins requesting she sign legislator NEM solar support letter sponsored by Sen Nancy Skinner (3) call to express appreciation for signing onto the letter.
- Electricity rates are so high because of transmission, capital projects and distribution charges much higher. Often which are more expensive than the cost of energy. SDGE has highest rates in the country.
- Other option is solar, but the current solar proposal would destroy solar as an option.
- Explained Tariffed-On Bill financing as paid to the meter, not to the customer.
- ***No vote taken. Informational item.***

13. Action Item. ARE//Scripps Health NDP. PTS 686158. Neighborhood Development Permit for Demo of an existing Building and a new 5-story with basement 157,694-square-foot commercial office building and a 4.5-level parking structure located at 4555 Executive Drive. The 3.80-acre site is in the RS-1-14 Base Zone, ALUC-MCAS Miramar, ALUCP Noise - MCAS, AIA-Review Areas 1 & 2 - MCAS, FAA Part 77, CPIOZ-A, PIOZ-Campus, PSTPA, TPA, Prime Ind Lands. Process 2, decision by city staff. Steve Pomeranke, presenting.

- CN: Item 13: Action item for a project approval of an Alexandria project that involves a demo of an existing building and construction of a new five story building, including basement, and a 4.5 story parking structure located at 4555 Executive Drive. Process 2, decision by hearing officer.
- Steve Pomeranke presenting:
 - Project is the old Brain Institute Site, located 0.4 miles away from trolley.

- Developing the site for Scripps Health as their headquarter so design is tenant led.
- Will demolish existing structure and replace with 5-Story office building with 4-level parking structure total of 131,200 gross floor area.
- Palm street trees will remain. Corner landscape parcel owned by another owner.
- Will work with Gensler on bird strike
- Project is consistent with Community Plan Update plans.
- Questions:
 - Debbie Knight: Why can't you get rid of the palm trees. City says palm trees are not street trees and they put seeds into the environmental areas nearby. Debbie volunteers to go to the meeting with the City.
 - Steve Pomeranke: Has not approached the City about removing them, will accept Debbie's offer to go to the meeting. The trees are lining the streets of multiple streets, but it is worth the fight to try to remove them.
 - CU: Palm trees are so iconic of Southern California. Understanding now why they may be a problem, but don't need to kill trees regardless of the type.
 - Andy Wiese: Clarify whether the project proposal is building to density of EMX zone:
 - Steve Pomeranke Team: No, the scale is substantially less than EMX zone, approximately ¼ of the intensity that EMX would allow.
- Motion: CN: Motion to approve as presented; AP Second. IK friendly amendment to approve the project with stipulation that Alexandria work to improve plant pallet to minimize environmental impact and maximize ecological benefit. CN and AP accept friendly amendment.
 - **Motion passes: 10-yes, 0-no, 1 recusal (JM)**

14. Adjournment: Next Meeting will be on April 12, 2022, via zoom.

Appendix A: Letter authorized by the UCPG opposing the "Gilman Village" Community Plan Amendment Initiation, sent to the Planning Dept. and Councilmember LaCava's office in place of the Planning Commission after the applicant, the Robinson Wood Revokable Trust, pulled the item from the PC's agenda.

March 29, 2022

Planning Commission

City of San Diego

RE: Gilman Village Community Plan Amendment Initiation PTS697543

Dear Planning Commissioners,

On March 8, 2022, the University Community Planning Group, voted unanimously to recommend that the City deny the Gilman Village community plan amendment initiation, PTS697543, requested by The Robinson Wood Revokable Trust. It passed the following motion by a vote of 10 Yes, 0 No, with 1 Abstention, and 1 Recusal:

“The University Community Planning Group opposes the removal of the Open Space Easement on the 31.06-acre parcel at the SE corner of Gilman Drive and Via Alicante (APN 346-802-13-00). It opposes any change of the Community Plan Land Use Designation from Open Space, and any changes to the MSCP boundaries for ~ 23.5 acres of MSCP on the site. Consequently, the UCPG recommends the city deny the proposed community plan amendment initiation for this site. A letter to the Planning Commission will be sent detailing its findings and discussion. PTS 697543”

The UCPG summarizes its *findings* on page 2 and presents detailed reasoning for these *findings* on page 3. Minutes for this agenda item are provided on page 8.

We urge the Planning Commission to deny the community plan amendment initiation.

Sincerely,

Chris Nielsen, UCPG Chair

Summary of Findings in Support of the Motion

The UCPG finds that proposed development on this parcel is inconsistent with:

- **The Open Space Easement on this property**
 - Development restricted by Open Space easement granted w development (1972)
- **The University Community Plan**
 - Adopted land use (Open Space) w specific textual references to the parcel (1987)
- **The Multiple Species Conservation Program**
 - Core of parcel, ~23.5 acres, is 100% conserved MSCP (1997)
 - Biological value includes steep slopes, riparian and coastal sage scrub habitats, MSCP covered species (CA Gnatcatcher), wildlife connections to open space system, especially for birds and other pollinators
- **The City of San Diego General Plan**
 - Conflicts with “City of Villages” strategy: “directing growth primarily toward village centers” and preserving “established residential neighborhoods and open space.” (2008)
- **The University Community Plan Update** (in progress)
 - Parcel is not in or adjacent to a planned focus area; outside 10-min walkshed
 - “Urban Villages” and housing planned for elsewhere, nearer to transit
 - Proposed use as open space reflects predominant public input (2018-pres)

Detailed Reasoning for the Findings in Support of the Motion

The UCPG finds that proposed development on this parcel is inconsistent with:

- **The Open Space Easement on this property** (Map 7174, La Jolla Village Apts, No 2, 1972)
 - **The parcel is subject to an Open Space Easement** granted to the City of San Diego as part of the development process (1972).
 - **Termination of this easement would call into question the protections afforded by open space easements** in the University Community and city wide, undermining our open space system and placing in jeopardy, as in this case, Multiple Species Conservation Program lands in private hands.

- **The University Community Plan** (1987)
 - The **adopted land use is Open Space** (UC Plan, 1987, p 227).
 - The UC Plan identifies this parcel as part of an **“open space corridor”** in Gilman Canyon (p 229).
 - The UC Plan specifies that **“The slopes along Gilman Drive between I-5 and Via Alicante should be preserved as undeveloped open space”** (p 229).
 - The UC Plan calls on the city to **“Preserve the natural resources of the community through the appropriate designation and use of open space. Major topographic features and biological resources should be preserved as undeveloped open space.”** (p 225)

- **The Multiple Species Conservation Program** (1997)
 - The MSCP Subarea Plan (City, 1997) identifies **~23.5 acres of the parcel as 100% conserved.**
 - The MSCP recommends **Open Space Easements as a strategy for “permanent protection”** to ensure the **“long-term biological integrity of the MHPA”** (MSCP, 1.6.2, p 98).

- **Development strictly outside these 100% conserved lands is impractical** because they encompass the core of the parcel for its entire length on both sides of Gilman Creek. Lands outside the MSCP consist of a narrow strip around the outer edges of the parcel.
- A **boundary line adjustment would have foreseeable impacts** that are inconsistent with the goals and policies of the MSCP.
- Development would result in **foreseeable impacts to Environmentally Sensitive Lands (ESL), which include wetland habitat** (consisting of native wetland and riparian habitat), and Tier II habitat (including Diegan Coastal Sage Scrub). (Coastal Rail Trail, Biotechnical Report, 2020)
- The MSCP Subarea Plan (MSCP, 1997, p 100), City Land Development Code (LDC) Environmentally Sensitive Lands (ESL) Regulations, and Biology Guidelines (City 2018), **require that impacts to wetlands shall be avoided.**
- Development of the parcel would have foreseeable **direct impacts to occupied California Gnatcatcher habitat within the MHPA.**
- City sponsored environmental studies document **at least one “breeding pair” of federally-threatened California Gnatcatchers, a covered MSCP species**, on the property. (Coastal Rail Trail, Biotechnical Report, 2020, 20).
- The 2020 CRT “Biological Resources Map,” identifies **two pairs and one family of CAGN on site** (Coastal Rail Trail, Biotechnical Report, Appendix B: Biological Resources Map, 2020, Sheet 8).
- **“Documented populations of covered species** within the City’s portion of the MHPA **will be protected to the extent feasible.”** (MSCP, 1997, 3)
- The parcel is part of a larger **“open space system”** in the University Community (UCP, p 220) with **wildlife connections** to Rose Canyon and Mt Soledad Open Space Parks for small mammals and **“avian species with adequate dispersal capabilities.”** (CRT Biotechnical Report, 2020, 23)
- **Functionality of wildlife connection** for avian species indicated by **on site list and birding “hotspot”** in the adjacent Villa La Jolla Park - 123 observed bird species (Cornell Univ, eBird, <https://ebird.org/hotspot/L3347000>), CRT-BTR, 2020, Appendix H)
- **On Site species include Mule Deer, Coyote, and Common Raccoon**, indicating that the parcel is functionally connected for small (and large) mammals (see CRT-BTR, 2020, Appendix H).

- **The City of San Diego General Plan (2008)**
 - Development of the parcel is **inconsistent with the first “core value” of the General Plan**, established to guide future development: 1) “An open space network formed by parks, canyons, river valleys, habitats, beaches, and ocean” (GP, Strategic Framework, SF-6)
 - Development of the parcel is **inconsistent with the guiding principle of the General Plan**: “this is the first General Plan in the city’s continuing history that **must address future growth without expansion into its open lands.**” (GP, SF-6).
 - Development here would **directly contradict the “City of Villages” strategy**, which calls for “**directing growth primarily toward village centers” and preserving “established residential neighborhoods and open space.**” (GP, SF-6)
 - Development of this parcel is **inconsistent with the General Plan, Conservation Element**: Policies for Climate Action (CE-A), Open Space and Landform Preservation (CE-B), Water Resources Management (CE-D), Urban Runoff Management (CE- E), Biological Diversity (CE-G), Urban Forestry (CE-J).
 - Development of this parcel is **inconsistent with the GP, Urban Design Element**: Goals for Natural Landforms and Features (UD-A). (General Plan, 2008)
- **The University Community Plan Update (2018-pres)**
 - The **University Community Plan Update has identified five “focus areas” for future “Urban Village” development** in conformance with the General Plan, “City of Villages” strategy.
 - A very large number of **new housing units** are planned for the focus areas.
 - The **parcel is not in or adjacent to these planned focus areas.**
 - The parcel is **outside the 10-minute transit walkshed** from the La Jolla Square Trolley Station. A small, upslope portion of the parcel is within a ½ mile radius of the station, however, any development on this steep site would take place on the lower slopes, **outside of a Transit Priority Area** and farther still from accessible transit. (City, UCPU Proposed Land Use Scenarios, 2022)
 - The **Community Plan Update envisions the proposed site to remain Open Space.** (City, UCPU Proposed Land Use Scenarios, 2022)

- This choice reflects the **preponderance of public input** gathered since 2018.
- The protection of Open Space resources in the University Community **has consistently ranked first** among the concerns of residents and workers expressed through the Community Plan Update Process.

- **More than half of all comments** collected at the 2018 CPU Open House prioritized the protection of open space.

E.g.: “Protect all remaining open space. Add density only on already developed/paved parcels; “Permanently protect all MSCP; Connect these spaces for people and wildlife. Build up not out. “

Re. Gilman Dr. Open Space: “permanent OS east side Gilman;” “please keep natural,” “Permanent open space;” “Improve habitat,” “memorial park” (UCPU Open House, 2018)

- **“Canyons and open space are protected as community assets” ranked foremost** among community priorities in the **2019 Online Community Engagement** Survey. (UCPU OCET Survey Report, 2019)
- Development here would be **inconsistent with CPU draft Conservation goals** for Open Space, Urban Design and Landform, Biodiversity and Wetland Resources:

“Protection, enhancement and long-term management of an open space system that preserves canyonlands, habitat, and sensitive biological resources.

Development patterns that preserve natural landforms, public and private open spaces, wildlife linkages, sensitive species and habitats, and watersheds, and which contribute to clean air and clean water and help the city meet its climate action goals.

Preservation of San Diego’s rich biodiversity and heritage through protection and restoration of wetland resources, including coastal waters, creeks, bays, riparian wetlands and vernal pools.

“Preservation and enhancement of wetland resources, including estuarine and coastal waters, creeks, bays, riparian wetlands and vernal pools.

“Preservation and enhancement of biologically diverse ecosystems and improved viability of endangered, threatened and sensitive species and their habitats.”

- Development of the parcel would be **inconsistent with the CPU-adopted “guiding principle”**: *“a sustainable community integrated with natural habitat, open space, and recreational areas.*

Preservation of open space, watershed protection and improvement, restoration of habitat, enhancement of species diversity, improvement of population-based parks and recreation areas, and provision of connections for wildlife and people contribute to community character, enhance quality of life and preserve unique natural resources.” (CPU, Minutes June, 2019)

- The **University Community Planning Group has voted on 10 occasions** since 2011 to **protect remaining open space lands** in the University Community... as “an essential part of our identity, our quality of life, and the environment for this generation and the next.” (UCPG Minutes, July, 2020)

Minutes for the Gilman Village CPAI, March 8, 2022
Minutes to be approved at the UCPG meeting on April 12, 2022

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), **Joann Selleck (JS)**, **Isabelle Kay (IK)**, **Ash Nasser (AN)**, **Rebecca Robinson (RRW)**, **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)**, **Andrew Parlier (PB)**, **Georgia Kayser (GK)**, **Karen Martien (KMar)** Katie Witherspoon (KW-City of SD Planning).

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 - Site: Gilman Village Lot 2, 31.06 acres, owned by Robinson Wood Revocable Trust. Currently undeveloped area. Current land use is open space/park/recreation, adopted land use is open space. Zoning RM-1-1 (though RRW found 3 zones RM-1-1, RM3-5 RM 3-7)
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 - Community Plan Amendment proposal would imply removal of open space easement, imply significant MSCP be removed, CPAI would change land use designation from open space to residential.
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 - Value of this parcel is irreplaceable function in the landscape. Important parcel to connecting mission bay to rose canyon to open space on the bluffs on UCSD, through UCSD to Torrey Pines reserve. You could not mitigate for the environmental loses if you develop this property
- Debbie Knight:
 - Thank Andy Wiese for his insightful and wonderful presentation. This is one small area has been preserved from the beginning of the community plan. You can't just say that you can take a piece of habitat and will make up for it by doing it somewhere else. The birds go back and froth from rose canyon. This is a corridor for them, and to say we'll destroy it, loves what ash has said. Strongly support the motion.
- Chris Woods

- The MSCP area is mostly slope, its not really buildable so it would not go away. Suggests that the broader idea/definition of community is considered- community of the university who would like more housing, community of environmentalists, community of State of California, etc. and many other communities. Community involves all of the above, not just the community group gathered today.
- Tom Heckman:
 - Question confirming current zoning.
- *Motion carries 10-yes, 1-abstain (JM), 1-recuse (RRW), Chair not voting.*

Appendix B. Email from the Applicant, the Robinson Wood Revokable Trust, to the UCPG Chair, University Community Plan Update Chair, and Planning Department regarding agenda Item 9 in the March 8, 2022, UCPG minutes.

March 13, 2022

It has come to our attention the arguments presented for Agenda Item 9, Gilman Village at the March 8, 2022 University Community Planning Group Executive Committee zoom meeting were specious and not supported by the City Planning Department report on the Gilman Drive Segment of the Coastal Rail Trail.

We request the Tables 1 and 2, seen here with quoted text from City Planning Report BTR July 2020, specific to the Gilman Drive location be,

1) included with the March 8, 2022 UCPG meeting minutes, 2) provided to the UCPG April 2022 meeting, and 3) provided and presented to the Tuesday, March 15, 2022, 6 P.M. University Community Plan Update Subcommittee meeting. We will appreciate your assistance in this matter.

Table 1: UCPG Chair’s Presentation

UCPG Chair’s Presentation Factual Errors and Items of Concern	Reply from Applicant, Sources: City of San Diego Planning Department Staff and AECOM:Coastal Rail Trail(CRT)-Gilman Drive Segment, Biological Technical Report (BTR) July 2020
Labeled property as “core” MSCP	Property is not a linkage (core area), Per City Planners/AECOM. See BTR , 3.1.3 Biological Conditions BSA Pages 22-23(PDF 23-24). Gilman Segment CRT “Highly Developed Area, extremely dense residential development, limited connectivity with ... Rose Canyon and Mt. Soledad ... I-5 corridor (roadway, ROW fencing and non-native landscaping) creates an effective barrier... wildlife movement.”
Claimed CPAI Approval will require significant % MSCP(MHPA) be removed from property.	No impact to MHPA is proposed. Applicants’ Biological Consultant whom has studied this property more than 10 years, identified 7.7 acres of the 31.06

	acres as developable areas, outside the MHPA.
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Table 2: UCPUS Chair’s Presentation

UCPUS Chair’s Presentation Factual Errors reputedly quoted from City of San Diego CRT-Gilman Drive-BRT July 2020	Reply from Applicant, Sources: City of San Diego Planning Department Staff and AECOM:Coastal Rail Trail(CRT)-Gilman Drive Segment, Biological Technical Report (BTR) July 2020
Stated 3 pair CAGN 2020 Field Study	Actual report: 1 pair CAGN detected 2018 Field Study, Pg. 19, 20 (Pdf pgs 20 & 21), and Appendix F (PDF Page 140 CAGN)
Stated was important to wildlife linkage.	CityPlannerReport: Physical Barriers to Linkages pages 22 and 23 (PDF pgs 23-24) Gilman Drive described as “Highly Developed Area, extremely dense residential development, limited connectivity with ... Rose Canyon and Mt. Soledad ... I-5 corridor (roadway, ROW fencing and non-native landscaping) creates an effective barrier... wildlife movement.”

We hope this information may reach the decision makers and the truth be known by all.

Call or email with any questions or to discuss this or anything.

Thank You.

