

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Virtual Meeting Via Zoom
April 12, 2022, at 6:00pm

Directors present, directors absent:

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

1. **Call the Meeting to Order:** Chair CN at 6:03pm
2. **Welcome to new UCPG board members Fay Arvin, Linda Bernstein, Steve Pomerence, Carey Algaze, Sasha Treadup, and Andy Wiese.** Welcome to new members provided by CN.
3. **Agenda: Call for additions / deletions:**
 - Modification for agenda proposed to postpone Item 12 (PTS 0683552 Conditional Use Permit 98-0533 renewal for the Stars & Stripes car wash and convenience store with gas station, located at Miramar and Eastgate Mall) to the May meeting due to late noticing of the project by US Mail. Typically allow 3 days between noticing and meeting and that was not done in this case
 - Motion to approve Agenda with Item 12 postponed until May: Motion by ST / 2nd by AW.
 - *Motion passed without objection.*
4. **Approval of Minutes: February 8, 2022, and March 8, 2022.**
 - Proposed modifications from Board Members for February and March Meetings:
 - February: Request by RRW to reflect that she was present.
 - Motion to approve February Minutes with suggested edit Motion AP / 2nd by RRW
 - *Motion passed with 1 abstention (CA - not on the board at time)*
 - March: Request by RRW for several comments to the March 8th minutes including:
 - Revision to Item 9, Gilman Village Action Item
 - Chis Wood comments after “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 student loans and high housing costs may have

contributed. I suggest the broader idea/definition of community is...”

- Jonathan Rivas, LMA said housing is important to San Diego and wants residential development
- Karen Martien, UCPG, thinks strategically approving housing is what we’re aiming for with the plan update
- Anu Delouri, UCSD, reported that their goals is to provide housing to 65% of students with 42% living on campus now. Lack of housing is statewide
 - Anu revised the statement to state 65% is on campus
- Motion to approve minutes with stated changes: RRW / 2nd by CU
- *Motion passed with 2 abstentions (CA not on board and RC not at meeting)*

5. Action Item: Torrey Pines Fire Station project community recommendation, located at North Torrey Pines Road near Genesee. The community recommendation will be used by the Coastal Commission as part of its permitting process. Monica Arredondo, Project Manager, Engineering and Capital Projects Dept., City of San Diego, James Gaboury, Deputy Fire Chief, SDFD, and Mayra Medel, Planning Dept., presenting.

- CN introduces project as Fire Station on Torrey Pines Road near Genesee. Applicant seeking a recommendation from the UCPG on the project which will also be used by the Coastal Commission as part of their permitting process.
- Project Team: Monica Arredondo, James Gaboury, William Gibson, Fadi Dabbous, Consultants Heather Ruszcyk (Miller Hull) and Steven Shores (Level 10)
 - Monica: Presenting the continued design for the fire station. Submitted application to the Coastal Commission. Coming before UCPG in anticipation of the Coastal Commission reaching out for a recommendation and to provide a project update.
 - Heather: Presents the overall conceptual design
 - Project located at intersection of Genesee and North Torrey Pines Road over the northern most tennis court. Was UCSD property and site is undergoing land transfer to City of San Diego for the fire station to be owned and operated by the City.
 - Approximately 12,000 sf station
 - Requires new signalized intersection.
 - Conceptual site design and building form presented with renderings. Strong presence along Torrey Pines Road in how it looks and feels and that it fronts and provides safe circulation for emergency access. There is no backside to the site.

- Traffic pattern overview. Project features new emergency signalized intersection. Designed to separate private vehicles from outgoing fire trucks and provide clear delineation from pedestrian traffic and clear public entries designated.
 - 3 goals in developing the project: (1) simple building form, utilitarian building (2) Firefighter health and response times (3) Community fit and natural landscape
 - Torrey Pines is a special place in terms of landscape and precedent architecture, so goal was to make sure the building was nestled as much as possible.
 - Excavation on site: there is quite a bit of grade change from east to west to fit drive-through station. Had to carve out the site to flatten it and accommodate flow of trucks to enable 180-degree turn on the small site. Resulted in the need for the building to take a simple form and make the most efficient building onsite.
 - Sustainability: requires achieving climate action plan, LEED and renewable energy
 - Presented landscape palette including Torrey Pines Trees and local drought tolerant and native species
- Questions:
 - AW: Have been waiting for additional fire station for some time, so this is a great step forward. Thank you. Have a number of questions.
 - Archeology – this is an area of human occupation and paleontological findings. In the past, UCSD hasn't handled that well. Want to know what the protocol will be.
 - Response by Heather: Yes, that is correct this is an area with the potential for archeological findings onsite. The site is previously disturbed and per the MND, the project will have archeological monitors, including paleontological monitors, throughout course of construction.
 - Plant Palette: Suggest going for all native plants if you possibly can. Oak species should be coast live oak and native coast live oak.
 - Fire Coverage: What is the impact on overall fire coverage by putting the station here? Will there be a ladder truck to service the school and nearby high-rise development?
 - Response by Chief: The coverage analysis started in 2010 with city gate reports. Found that 35% of

the call volume from Fire Station 35 (nearest to UCSD) were to respond to on campus needs. It was determined that there was need for an additional fire station to alleviate some of that call volume and allow those stations to spend time in their surrounding communities. The result was this fire station right on the campus to get faster response times to those 35% of calls happening on the campus itself. The ladder truck is at Fire Station 35 and will stay there for now. This station is built with potential for future growth.

- What goes up the hill on the north side – building not up there but metal wrapping goes up to the north – what is planned?
 - Response by Heather: The north of the site will be replanting some Torrey pines trees – that portion of the building is sunk below grade. North elevation includes retaining wall and security fencing.
 - AW - Ladder truck for high rise campus and buildings closer to UCSD campus.

- Deborah Knight: Reiterate AW points regarding the oaks planted should be coast live oaks and not holly oaks or other non-native to coastal area. Recommend you go with toyon trees for the small trees they are fire resistant, green year-round. Suggest contacting native west as they do a lot of supplying to commercial projects.

- Laurie Phillips: Fantastic location for fire station, commend choice of location it is very central to critical areas. Thank you to the University for contributing the property. Heard consideration for cycling route, this is a very heavily trafficked bike route, when you come around that corner it is a sharp bend and not a lot of forward line of site. What was the conclusion of investigation of that and was there any mitigation/risk for cycle under emergency conditions?
 - Response by Heather: Coming around the bend there are 2 driveway entrances. The southern is for private vehicles, slow moving traffic and not the fire trucks leaving in emergency situations. The secondary apron at the north is where trucks will be exiting quickly. Indication of the first

apron visual indicator that station will be there, signalized intersection and stop light before that main apron for the exiting trucks to indicate to cyclists to stop as well. The signal is activated only if fire truck exiting.

- SP: Thank you Heather for your presentation. Echo comment that this is needed in the neighborhood. Worry about the bike interface-rides it daily and it is a challenge with cars and turn lane. Suggest looking at innovative ways to deal with that. May cross at gap in the medium? Maybe striping in a way to preclude pedestrian/bikes from crossing? Also, amplify what Debbie and Andy said regarding planting. Maybe consider partnership with UCSD to take the odd shaped area and extend native planting there because those trees are fire hazards too. Encourage to expand beyond the property line or have an influence as it would be strange to have native plant palette next to non-native. Question materiality of metal pane - not sure how contextual or really appropriate for north end of UCSD. Know Miller Mull does phenomenal work but maybe something less utilitarian.
 - Heather Response: When it comes to landscaping, that area north of the site is part of the project. However, we have worked closely with the University on planting facing North Point Lane. With regard to architecture, the siding is important to have low maintenance materials on their stations as their main job is to serve community through firefighting which is one of reasons that led to material choice. Also, the corrugated siding having some materiality/texture there so its not just a flat box and it is set off CMU slightly. Understand there may not be that precedent, but the texture and play of light will be positive for the material.
- IK: Thanks for presentation. Can't figure out why parcel itself is this shape. Seeing you dug out 16' of material, don't understand why? Why don't you just have cars drive up?
 - Chief Response: We have a certain design standard for fire apparatus. The fire truck drive around in the back and it is a drive through fire station, so it has to be designed so that it meets the fire truck the criteria
 - IK: too bad it couldn't be blended better with campus. Why drive out to North Torrey Pines road if 35% are calls from the campus? Support

comments made about the landscaping – using scrub oaks and coast live oak, small scrubs or transition into the campus landscape. Don't like look of the building its classic San Diego fire station look.

- Chief Response: We choose the route based on fastest route of response which here is getting onto N. Torrey Pines Road or Genesee because the campus is so large.
- AW: Can you show how fire truck comes in from N. Torrey pines how it gets back around?
 - Heather response: The signalized intersection come in front apron where they maneuver for 180-degree turn to get back into the apparatus.
- Laurie Phillips: Cyclist consideration avoid this stretch of N. Torrey Pines go into the campus, challenge is it is a steep drop down to intersection, not big place for multiple cyclists. Expansion of sidewalk or better taper. May be able to avoid.
- RC: What % of energy is provided by solar
 - Heather: 10%
 - RC: That's ridiculous from my point of view
 - Heather: the site is designed to accommodate net zero should the fire station be able to purchase the solar panels.
 - RC: the last station proposed 30% and we asked them to take a look at that and they came back with 60%, so disappointed to hear 10%.
 - Heather: Approached this issue by designing a building that uses less energy to begin with, using a lower intensity, designed with the future in mind should the city want to purchase PV panels. Design efficient station then put the PV on.
 - RC: Good to hear design incorporate but puzzled by 10%. I know you're doing all

you can, given the city's budget, but the City has a climate action plan and then it doesn't do what they can to fulfill it/

- Motion: Recommendation to approve as presented: Motion AW / 2nd AP
 - Discussion:
 - JS – Does the motion take into consideration what RC just raised? Friendly amendment proposed to approve with strong recommendation to increase solar in 5 years to 50%.
 - Motion Amended to recommend approval of project as presented today, and to strongly recommend increasing the solar in 5 years to 50%: 2nd by SP/Amendment accepted by AW/AP.
 - *Motion passes unanimously (yes-18 no-0 abstain-0)*

6. Action Item: Vacation of a 15 ft. wide water easement between Dirac St. and Cozzens St. The work is complete; Development Services would like a community recommendation to close out this project. Dakota Adelpia, Water and Wastewater, City of San Diego, presenting.

- CN introduces item as easement vacation for work that was already completed, and the City would like a recommendation as a matter of course to close out the process.
- Presentation by Jonard Talamayan – wastewater department of the City of San Diego:
 - The AC Water Group 1059 is a water construction project which installed water main between March 2020 and November 2021 in University area. Requesting action to recommend approval of the water easement vacation. Bound by Governor to the North, Cozzens Street to the West, Dirac Street and CA52 to the South.
 - Typically, have upgrades the systems to upgrade the water pipe due to age of the pipe, history of leaks, breaks, etc. to have reliable drinking water.
 - City vacated water easement on 2 private properties because they are no longer needed and have been abandoned.
 - IK: Does this mean the pipe is left in place? Can we use the easement as a pathway? Do the owners realize they have this pipe left over? Don't they want you to remove it? Will it be marked that there is a buried pipe on their property in case they go to dig?
 - Jonard: Yes, there will be a cap on both sides of the pipe, and it is abandoned in place. The existing easement is a

utility easement, so I don't believe it can be used for other purposes. Not sure if the owners are concerned about the pipe in place, but they consented to the project and the project scope by signing the disclosure form.

- CN: The property owners will have to disclose when they sell.
- JS: What is the width of the pipe? Since you withdraw the easement, if the pipe collapses or causes damage is the city still liable for it?
 - Jonard: The pipe being abandoned is 6" water main. I don't know the answer to your second question.
- GK: We know asbestos is cancerous. Interested to know why the property owners wouldn't want to remove this pipe because of that. Is it the property owners that don't want it removed or you don't want to remove it? I didn't realize there were still asbestos pipes in city water. What % of pipes still have asbestos?
 - Jonard: Typically for water/sewer abandonments, we abandon in place because of trenching impact it would cause to the property. Not aware of property owner concern of keeping pipe in place. Not sure of the percentage of pipes that have asbestos but can follow up.
 - RRW: Looking at Exhibit B – it is a nice exhibit but may want to check addresses/lot number on the exhibits. It looks like easement is on lot 112 and 720, versus 111 and 721? Someone might be surprised if you start digging in their yard.
 - Jonard: thank you, may just be a mistake on the presentation material.
- Motion to recommend approval: Motion: AP/2nd RC.
 - *Motion Passes. (yes-16, no-0, abstain -1(GK))*
 - Note: ST dropped off the call prior to vote

7. Election of new UCPG officers: Chair, Vice Chair, Secretary, and Membership Secretary.

- Nominations are open:
 - CN: Self-nominate Chair, proposes RC to continue as Vice Chair. RC accepts, unless someone really wants to do it. Membership Secretary proposes AD. Secretary proposes CA.
- Motion: ATV makes blanket motion to approve all officers as proposed/ 2nd IK
 - *Motion carries without objection. No objections. No abstentions. (yes -17, no-0, abstain-0)*

8. Announcements: Chair's Report and CPC Report.

- CN Report:
 - The Gilman Village Item presented at the March UCPG was pulled from the agenda without a rescheduled date. The letter that UCPG was asked to write is

included in the March meeting minutes, they were sent to the planning department and local council office for their files. This document can be used for future planning commission action items should the item come back.

- Stephanie Saathoff representing the Towne Center View Project for BioMed stated they will be ready to have subcommittee meeting on traffic impacts in early May. CN will work with Stephanie and Cliff and the subcommittee members to come up with agreeable date and time.

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

- Diane Ahern:
 - University City Community Association is meeting tomorrow night, April 13, at 6 PM via Zoom. Our special guests will be the MCAS Miramar Commanding Officer Colonel Bedell and City Councilmember Joe LaCava. Both will be available to take public comment and answer questions. After the public forum with CO Bedell and CM LaCava, we will have public safety reports from the police department and from the supervisor of Emergency Medical Services (EMS) from Fire Station 50.
 - University City east of Interstate 5 has been redistricted out of City Council District 1 to City Council District 6. Residents will vote in the District 6 City Council primary election in June. We all have the opportunity to meet the three District 6 City Council candidates at the League of Women Voters D6 Candidate Forum on Tuesday, April 26, at 6 PM.
 - Both the UCCA meeting tomorrow night and the League of Women Voters event on April 26 will be hosted on Zoom. Information is available on UCCA's University City News org website and I'll post information in the chat as well.
 - Register for the Tuesday, April 26, 2022, D6 City Council Candidate Forum at <http://lwvsdforums.org/Apr26>
- Kent Lee:
 - Candidate running for D6, 15-year resident Mira Mesa, went to UC San Diego, has 2-year-old and 4-year-old children, running for city council, long involved in the community and served on the Mira Mesa Community Planning Group, look forward to the forum next week and to introduce myself further to people in University City, I'll put my contact information in the chat in case anyone wants to reach out and connect.
- Jennifer Martin Roff:
 - South UC resident and member of "Help Save University City" a group of volunteer residents that serve to respond to University Community Plan Update. Created a petition and are going door to door and it has been posted online in opposition to rezone of many streets to medium density townhomes and to request to hold public in person meetings to better explain all changes in community plan update in north and south UC. Currently have 1,800 signatures – 400 on paper and another 1,400 online. That number will keep going up. Will be submitting the petition to the mayor and planning department to explain what we

are asking for. Email at helpsaveuc@gmail.com. Help Save University City
Petition: <https://change.org/saveuniversitycity>

10. Presentations:

- Councilmember Joe LaCava: Kaitlyn Willoughby
 - Kaitlyn:
 - The Mayor's fiscal year 2023 budget will be released April 15th this Friday. Mayor has his budget priority memo which is out for review. Will be hosting 2 different budget town halls to talk to the staff and councilmembers about budget priorities: May 2nd (virtual) and May 21st (in person event).
 - Councilmember had opportunity to go to DC with the San Diego Chamber of Commerce. He met with staffers and was happy to hear there will be money coming to address regional transportation, childcare and homelessness programs. They are bigger packages than San Diego has had in the past.
- Membership Report: AD
 - AD: No new members to report. Most attending are familiar with UCPG, but would like to remind others that the meetings are held on the 2nd Tuesday of every month at 6pm. If you would like to become a member, please send CN and AD an email – memberships are free and do not expire.
- Plan Update Subcommittee: AW, Chair
 - AW:
 - This Spring the plan subcommittee will be providing feedback on land use proposals for the future community plan proposed by the city so later this spring subcommittee and UCPG can provide recommendation to go forward with a preferred and alternative scenario with environmental review. The January meeting was cancelled. In February the meeting provided a presentation on new land use proposals and online engagement survey in fall. CN and AW asked that the City add additional opportunities to provide feedback including in person meetings to see the materials more closely. City did not agree to adding in person meeting but agreed to add one online meeting in April and to push back date for subcommittee vote. March held first meeting for feedback – majority of meeting was devoted to discussion of rezone for townhomes in south University City. At next meeting – next week Tuesday April 19th at 6pm on zoom, agenda will include a set time for South University City, and the bulk will be devoted to north university and land uses changes there which require significant attention and feedback as well. Continue to push the city to adjust schedule for feedback to be taken and for city to respond. Vote on scenarios later this spring.

- JS: Now that Katie Witherspoon has left and a new planner involved, what is prediction on how far we can get at this next meeting?
 - AW: Yes, I was remiss to report that Katie Witherspoon, who was our planner for last 2.5 years has taken new job out of the city and is moving on as of last Friday. New planner is Nancy Graham who brings wealth of experience in community planning. She successfully brought to completion a number of community plan updates including Mission Valley. Hopefully we'll get a long way during the next meeting, but I would like to see us have longer time devoted to a meeting.
- KMAR: The proposal for rezone to townhouses was pretty shocking. Has the City articulated why that was a good idea? If not, can we get the message to them to tell them why it would be good and what the benefits are? And to explain what the tradeoffs are?
- Linda: Thank you for everything you do. I'm perplexed about the complete rush. They shocked with what was newly announced of up-zoning of SB 9. In the March meeting they were talking about 28,000 residents and given the option to 62K and 82K in the next 80 years- there needs to be a lot more time to discuss. Suggest having instead a public hearing rather than begging for another hour to get a 3-hour meeting. Is there a place where you can say we are not ready to vote, or will you be forced to vote in may?
 - AW: It is not necessary for subcommittee to vote in May but would be best for the process that the subcommittee votes and the Planning Commissioners hears it in their workshop, followed by UCPG offering recommendation. The City has a hard deadline in August where it has to provide a deliverable to SANDAG, which includes a land use proposal. But it is still option that the update subcommittee could meet independently. My personal opinion is I would like to vote yes on some scenario but that requires collaboration and communication and the city/community engage in that process.
- Nancy Groves: People saw the survey then suddenly they changed all zoning, it feels like it was almost a trick, they didn't tell us at the time they did the survey that that proposal was coming up. Residents need more time to talk about that.
- IK: It alarmed me and concerns me that we are being asked to consider this plan without seeing the whole context of plans for the city. We are being asked to absorb more biotech/R&D

because of presence of University, but there are parts of SD that could clearly benefit building more housing like large areas of Kearny Mesa. This lack of context and big picture really worries me. Could they please present the big picture to include the adjacent areas and justify the need for housing?

- Debbie Knight: What the city is doing is ramming through something they want and has window dressed it as some kind of community input. I find it deeply disturbing, and it may not have been as much this way had we not had covid. There's been limited interaction, we are meeting on a little screen with limited interactions by the public. Have no idea what the update encompasses. 7,000 people started the survey and only 1,800 completed. The proposal was not in the survey and was never part of the discussions. Regarding the deadline with SANDAG, I imagine they could get an extension, especially under the circumstances of covid and difficulty of providing community disclosure and facilitating community input. Definitely needs to be longer and involve in person meetings with large display boards. Strongly disagree with process city is pursuing.
- Jeff Dosick: Copied AW on an sent to Katie to clarify her comment at the last meeting regarding governor drive where Katie said from 805 to end that the bike lanes would be going all the way through governor. Can you comment?
 - AW: I can't, but I'll follow up.
- GK: I attended the last meeting but didn't comment on this piece but thought I'd add now since AW is taking notes. I am concerned that we are making all of these changes based on the survey they took, and there's a few reasons we should consider that survey a little more thoughtfully – it was biased, convenience, not generalizable or representative – voluntary survey with 60% not completed the survey, not a no change option survey. Based on limitations of survey shouldn't heavily weight it for policy considerations.
- Senator Toni Atkins: Cole Reed
 - Cole Reed: 3 pieces of legislation to share with you: (1) state rent relief extended through June 30th this year. Signed a bill called AB2179 which extends protections for renters, allows those able to apply for rent protections to stay protected. (2) Senate Bill 1027 – Atkins authored, expands jurisdiction to San Diego River conservancy to cover whole watershed. modernizes some of the language. (3) 1311 Atkins is coauthor of provides consumer protections for veterans and family members increasing civil penalties for fraud against veterans, and for the purchase of vehicles.

- Supervisor Terra Lawson-Remer - Meghan Elledge
 - Meghan Elledge:
 - Supervisor Lawson partnering with Nathan Fletcher to create more affordable housing using surplus government land to build homes within reach of low-income families to pave way for 10,000 new homes. County establishing new shelter in Midway District 150-bed facility, tailored to mental health and substance abuse challenges adjacent to the psychiatric hospital.
 - Have grant funding for nonprofit and small businesses available.
 - JS: SD foundation grant for new housing – all low-income housing, apartments or home ownership?
 - Meghan: Believe it was subsidized apartments. But will confirm.
 - IK: do see homeless people or appear to be homeless and not coping well, is there a way to get them into the county system, what is the mechanism? Mobile crisis response team – just for that reason? Not a police response but a social worker/care coordinator?
 - Meghan: Yes, the Mobile Crisis Response Team was created for just that reason: https://www.sandiegocounty.gov/content/sdc/hhsa/programs/bhs/BHS_MCRT.html
 - JS: There is also conservatorship program, it is controversial for many reasons, but may be a solution for those who really cannot take care of themselves. Perhaps we can have someone from some agency to give a presentation on these programs and how we can connect if we see someone in need.
 - Meghan: Yes, can help arrange.
- UC San Diego: AD
 - AD: 2023 US News and World Report released ranks for best graduate schools and UCSD ended very high on the rankings. It is something to be proud and pleased about. Commencement ceremonies coming up – June 11th Jessica Mayer Alumna and NASA Alumna will be the keynote speaker.
- Capital Improvement Projects – RC
 - RC: Sent email with information specific to introducing new people to CIP process. In brief CIP is changing to reorganize along with policy document to back it up. If you would like to get into the weeds, I can get that email to you. The City is changing the way funding happens and is using pooled funding to support the principle of equity. Funds for specific groups go into a general fund. We are \$2B behind what we could fund, and next funding cycle will be \$4B behind in funding. How we get money is huge right now. One item folded into 2022/2027 and that is streetlights for Lakewood and Governor since 2010 to

2022 to get done and it may take quite some time. We used to rank the improvements and let them be and now we are monitoring them and trying to move them along and even if not in the funding cycle, trying to advance it (i.e., Marcy park).

- RC is terming out in February and GK has volunteered to continue this on as the CIP subcommittee chair
- RC: We need to make ourselves known in District 6.
 - Bill Beck: I read the email and it seems that if and when new streetlights get approved, it might not be for another 5-7 years?
 - RC: I hope that's not the case. If we re-rank and give them priority and maintaining contact with council to advocate for it.

11. 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.

- CN: will accept a motion for May's meeting to continue virtually:
 - Motion by GK/2nd by ATV
 - Discussion:
 - AW: Will vote in favor of this for this month but would like to see us work towards holding a stationary meeting, with an audience, close to one another. I would be voting differently if this were an in-person workshop style meetings for discussion of plan update for example. Will vote for this one hopefully getting close to in person for the next. Should have conversation about partially virtual/hybrid in the future.
 - ATV: Reiterate Andy's comments on virtual/hybrid in the future. Helps people to attend virtually.
 - JS: Reiterate comments, suggest we start working for hybrid meeting in June and figuring out how that will work (microphones, etc.)
 - IK: I would feel more comfortable if people tested before the meeting before being in person.
 - Garret: Request that these meetings be recorded.
 - CN: Can look into it, that may be an issue when we have to provide our own storage for meeting materials/documents and recordings.

12. Action Item: PTS 0683552 Conditional Use Permit 98-0533 renewal, the Stars & Stripes car wash and convenience store with gas station, located at Miramar and Eastgate Mall. The convenience store sells beer and wine, requiring a CUP. No additional development or change in hours of operation is requested. Process 3. Vince Kattoula, Kattoula & Associates, presenting.

- Item continued to next week per revised agenda.

13. Adjournment: Next Meeting will be on May 10, 2022, in a manner determined in accordance with agenda item 7 above.