

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 multi family 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