

① Housing typology

Development within APZs - Potential for retail other than just auto repair

Density around trolley

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- ② - Map issues - not up to date - ^{existing} new dev planned
- much of area ~~is~~ are condos
 - older apt's may be high density near trolley
 - eastgate mall / town centre drive - not near transit, but low intensity one story buildings
 - preserve canyons / slopes - Campus Point I-805 under pass - wild life corridor
 - UCSD - already densifying
 - 4 major corridors - Need protected Bike lanes
~~Grove~~; Nobel; Governor's; Genesee Ave.
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③ Can we plan for more density with the exclusion or residential site?

- Under utilize housing
 - Social equity issue - increase density w/out displacement of people
- Protect Open Space - East Gate Tech Park - more R/D potential
- Need for protective bike lanes.

Question - Can city have presentation on middle income

University CPU 4-16-19

④ - Joint-USE Parks with Private Rec

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- Potential for industrial east near miramar
- La Jolla Village - potential for denser
- UCSD has other station - cannot control
- Water Dept. Land to Open Space

⑤ - Coastal Height Overlay Zone

- Not protecting coastal views
 - taller buildings would be okay
 - Ralph's shopping center potential for greater density
- Park overlook at Regents Road ends
- Formal trails at Rose Canyon
- La Jolla Village Drive - high way not for ped or bike

⑥ Low density building could change

- Look at shopping center - Von's both north + south
- Governor East gate office park remove intensity limits for employment
- Could up zone church for opportunity housing - senior or affordable
- City owned property east of I-805 look at potential for rec space w/ open space.

Density Around Trolley Stations - supported

- ~~at~~ needs to be mixed-use
- keep amenities shopping / grocery etc.

Trolley - likely to meet some current congestion but
can it support more growth?

Housing Typologies - how can housing be different
than San Fran., Boston, Seattle, etc...

Concerns about not expanding Accident Potential Zones
- development densities likely not best
concentrated in these areas

Don't repeat mistakes of Morera & Balboa Transit Specific Plan
Areas in U.C.

April 16, 2019

The location of this property in proximity to transit, VC-SD and shopping makes this property ideal for Mixed use ^{High} density.

Residential use. ^{Located} on the east side of Gilman Drive

Between Via Alicante and I-5, 31.05 Acres

The development of this property will likely result in a class 4 Bike Lane, pedestrian sidewalk, relocation of storm sewer and mini park and/or outdoor park and amphitheatre in addition to development of 450-1350 dv.

Comments regarding property
located on east side of Gilman Dr.
between Via Alicante and I-5

CPUS mtg.
4.16.19