

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

6:07 P.M. July 14th 2020

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Dan McCurdy (DM), Andrew Wiese (AW), 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), Erin Baker (EB), Carol Uribe (CU) Katie Witherspoon (KW) [City of San Diego Senior Planner], Laura Black (LB) [City of San Diego Assistant Director, Planning] for KW.

1. **Call the Meeting to Order:** Chris Nielsen @ 6:07 pm with a moment of silence.
2. **Agenda:** Call for additions/deletions: Adoption –
Approve the Agenda by Acclimation Vote: no objections
3. **Approval of Minutes from May 12, 2020.**
After AW's discussion of corrections the minutes were approved by acclimation. Motion moved by AW and seconded by CN. Vote – Yes 15, No 0, Abstain 3 RC, PK and EB (reason: not present for May meeting).
4. Attendance roll taken due to Virtual Meeting
5. **Announcements:**

Chair's Report and comments:

- a- Costa Verde DEIR comment letter 5/22
John Murphy commented – All comments were submitted to the City.
Some technical items are taking longer to approve. Hopeful it will end in July and the EIR will be done and signed off
CN – UCPG will need the final EIR prior to a project approval
- b- Upcoming items – August meeting – we will not be dark in August
-Costa Verde EIR,
-County Health Project,
-Bonus today – from city/UCSD - Fire Station – UC community will get 25 % input into the design choice
-Coastal Rail Trail – no date
-Torrey Pines State – upgrades/infrastructure – no date
-4242 Campus Point – Alexandria – no date
-DIF – presentation
- c- Public Safety & Livable Communities – All 3 Policies, 7/15 9am
Laura Black commented – URL for meeting – webinar 6 – 8 pm
CN will give testimony
- d- CPUS-7/21 6pm Topic - Open Space

7. PRESENTATIONS:

A. SANDAG – John Dorrow and Gia Ballash presented – Midcoast Trolley – Genesee – elev. tower in front of Westfield UTC – work at night over the next few weeks. Voigt Trolley Station – Stairs installing to elevated trolley station. Nobel Parking Structure – LJ Village Station. LJ Colony – 7/16 new paint and striping

PK comment – so very noisy, no barrier will go into this area, but they will plant Torrey Pines and California Live Oak

Voigt Drive – closures through Fall

Mike Conroy – community member comment – ending the line at UTC, should extend the line. John Dorrow said it is engineered to continue so it could happen but this is not in this plan

PK – noise-bring it up again – it is so loud in La Jolla Colony and its park, homes along I5 and LJ Colony, so loud with echoes back and forth

JS – PK was being polite, it is intolerable noise – planting will not get rid of the noise. Who can we contact – CALTRANS? Closer we get to the project end, \$\$ will be gone. It is LJ Colony from Gilman all the way to Nobel.

John Dorrow – “don’t know about noise measurements”.

CN → Gia Ballash -midcoast@san.rr.com, pointed out at how many meetings this has been brought up.

IK –LJ Colony down to Santa Fe not safe for walkers. Bikes ride 20 mph on the bike path

CN – Gia please speak with the bike team

Community member Bill Beck – Trolley will not extend down Genesee and pure Water Project is going down Genesee – problem – Meet with SANDAG as they will have to come up with the funds.

B. Councilmember Barbara Bry Rep – Justine Murray for District 1

a. Lots going on State and County – SD County placed on Governors watch list – Executive Order, Mayor – outside dining and City Council has Emergency Interim Ordinance, supersedes regulations. For example – adapt / streamline the process – outside operations for restaurants- we can still have them open – they can get permission to use the street for outside dining. Wear your mask

b. City Council – 1) Independent review board for police practices on ballot 2) School Board – district elections 3) August 1st – parking enforcement – no tickets, just warnings.

c. \$15 million → June 30th CARES Act agreement on Rentals

d. UC Community – Drag racing on South U.C. – call Northern Div, Traffic engineering should try solution – speed bumps and Governor and ? received full funding.

JS – concerned about small landlords and tenants when eviction moratorium is over – talk about it next meeting with City and State – when will evictions occur?

Bry – she doesn't agree with moratorium extension as it is a band aid
The issue is rental eviction – She believes in rental grant funding and repurposing hotels to housing

IK – Racing on public streets → she called the police and they were interested, but why can't police hang out on Torrey Pines Rd, where it turns into PCH?

Justine – Police have a lot going on...

Community member – Janis Deady – Business owner – give her perspective: Retailers cannot manage open/closed/open/closed ABC license for outside space useful but applied for city grant and have been denied twice. They are a single franchise in city so not eligible under SD City rules for aid. Has written to City Council who voted No on aid and written to Mayor and Barbara Bry why we need relief.

Justine – Mayor's program created Small Business Relief Fund

C. CPU – Process, Plan Update Subcommittee – AW – June zoom meeting – Parks and Rec in UC. KW reviewed Park and Rec goals. City took comments on UC Parks. Martin Flores described City Parks Plan. CN & AW met with CPU team and City to discuss timing and transparency issues. KW is working hard to inventory the developable square feet remaining in the current UC Plan - if existing CPIOZ layers are removed in the Plan Update - and to confirm accuracy of the city's published estimate of 9.9 million sf. CPUS Tues 7/21 @ 6 pm Zoom link on Planning Dept. website. Plan Update Committee will consider open space, habitat & trails.

Community member – Bill Beck – left out some parks: Torrey Pines, and Westfield to Town Center: is this privately owned?

KW: Westfield park area is privately owned. KW: Villa La Jolla Park was omitted inadvertently. Feedback invited.

D. Sen Atkins Office – Miller Saltzman – introduce Barbara Cosio Moreno – an addition to her Senate Office

-Sen. Housing Package – streamline process to make affordable housing

-Senate Bills and Assembly – changed schedule recess until 7/27

-Fact Sheet for Bills

899-Allows Affordable Land – Religious

995-Extends 50% Affordable Housing

1085-Benefits to Dev. for Affordable Housing

1385-Dev on?

SB1410 – connected to state budget, landlords and tenants use tax credits to create a device where tenants pay rent to the state and landlords collect credits

Budget – Governor funding for schools

Protests that are peaceful are supported

Air B&B – 70 and older, 69 and younger

CN – Ask Miller questions – via email

E. Membership – AD – If interested in joining UCPG contact CN and we will add you to our list and invite you to our meetings.

F. Cell Tower Report – RC – lots going on with Telecomm, Matters of concern – important T-mobile own Sprint

Now 5G too expensive so they will repurpose cell towers such that more radiation and equipment for 5G

Measuring cell tower radiation by PK, RC and ML gave excessive meter reading at Doyle Park with a second set of measurements giving high readings.

-No power to do anything except give just ask questions

Questions – what is the next step? – “Building Biology”?

Please look through the document that RC provided on the 5G

CU – applaud RC for his hard work – Federal Rules govern Cell Towers so we should address it with Feds

CN – Stopped the conversation to continue offline.

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

- a. Joe La Cava – City District #1, Stay healthy, beat the virus and open business
- b. Will Moore – for Dist #1 – want to deal with noise on I5 and LJ Colony
- c. Janis Deady – Has anything been done with landfill? Justine: no action for the city; contact her.
- d. Barry Bernstein – remind everyone Educate – support local UC restaurants – order take out this week.

9. Action Item – Discussion and Approval -Bio med Town Center

Cliff Williams – land use for Latham and Watkins, John Burgschneider for Bio Med.

They are asking for the initiation of a community plan amendment.

Biomed is a life sciences company formed in 2004.

Located at the end of Towne Centre Drive and adjacent to Eastgate Tech Park.

Land use – science and tech stays the same Area 11

Adding 500,000 adding to make 1,000,000 sq ft of intensity zoned 1P-1-1 industrial zone for research.

Open Space – MHPA – keeping this already designated open space the same – untouched

Site 1 – fix existing Site 2 – add buildings

Community Plan Amendment – along with additional public benefits to the community

See attachment – Trolley will bring new folks and jobs will be created – thru UCSD

Scientific Research

Full EIR will be done for the project with the UCPG weighs in

Asking for support – amending Table 2 – adding 500,000 sq feet.

JS: am more familiar with Towne Centre – why now?

Seems that whole area will have density and zoning discussions

Cliff Williams – there is a need for this type of property

John Berg. – demand for life sciences and long delivery times frames tenant improvements

Win/win with community and business

Growth in life sciences even before COVID therapies and vaccines became important.

JS – City discussion of these parcels?

Laura Black – Planning Dept. – KW is off for 1 week

Private Dev – plan initiation / land use map has not been approved

Applicant has to go through the plan amendment initiation process

Illumina development at La Jolla Village Dr and I-805 went very well with this team – great team from City’s perspective

AW – lots of questions. This amendment is a very big ask. 500,000 sf represents approx 12 additional acres of land. Questions: What is your proposed timeline? Heights?

Density? Does proposal meet APZ2 limits? Will project meet new storm water regs or rely on old system? Mobility hub is a long way away- over 1-1.5 miles. Will you propose shuttles or other TDM measures? Trips - as project is proposed under the existing plan - do you have the additional ADTs? There should be equity with firms who have transferred ADTs. Address native/non-invasive landscaping, minimize bird strikes.

Protect and enhance open space, MHPA. UCPG practice for projects of this scale is to form a subcommittee. Are you willing to work with UCPG on this?

Answers – Timeline – 24 to 30 mos. Labs 9 – 18 mo – 3.5 to 5 years to deliver

Yes work with community group – subcommittee absolutely very interested

Traffic is one of many – transportation demand issue “Comprehensive Transit Plan”

Users are a part! Alternative and off hours, Ride share and Carpool

AW – Would you write your TDM’s into the development permit?

Laura Black – stay with request

Clif – Storm water – they will have to comply with current regulations even given original 1980’s AT & T storm water plan

There are not new ADT’s available, therefore we are asking for new high density – They are not going to find them and so we (UCPG) have to agree with high density.

Ryan Bussard – height – 3 story to 6 story and all are within requirements and restrictions

IK – adjacent to sensitive open space, How can you improve site to reduce impacts and how can you do the best type of development? Open Space is an ASSET.

Clif – Bio med wants to be stewards of open space agree to sensitive use of open space

Ryan -Redirecting light and storm water along with bird strike safety native plantings.

IK – anticipate COVID – need more space for labs? Space out due to COVID, labs required and people need to be in the labs.

Bio Med – will not expand buildings but flex schedules

Debbie Knight - surrounded by important MHPA land → opportunity to go way above city requirements to benefit MHPA and natural habitats

AW – A community priority is to preserve open space. Adjoining city MHPA parcels are among our most valuable open space lands. Encourage a project that enhances and protects what is around you forever!!

Other developers/ competitors have found ADTs and not upset plan density. Explore whether adjacent 3 acre city parcel W of Towne Centre [APN: 34312102] may have remaining trips.

We should create a subcommittee to work with you.

AW - Note SDGE access road west of property at end of Towne Centre Dr. Is there any other public easement/ROW across your property?

Clif No.

CN called for a motion.

AW moved to approve initiation with recommendation to address concerns raised in discussion, including - heights, intensity/ADT transfer, storm water, protection/enhancement of MHPA lands, multi-modal transportation plan. Motion seconded by IK.

Vote: Yes 10 – No 0 – 2 ABS (JA, JM)

CN called for a motion to create a subcommittee for Bio Med Project.

AW moved to create subcommittee including UCPG and community, JS seconded

Vote: Yes 11 - No 0 - Abstain 1 (JM).

[Letters to the Planning Department and Planning Commission are in Appendix.]

10. Action Item: Amending North UC Facilities plan to allow for public safety projects to be funded from the North UC FBA –

Asking the city how to work with FBA not large but small simple projects

3 street lights- Bill Beck - ignored by the city \$ 60-90,000 Traffic engineer came up with estimate

JS – move– to amend the North UC FBA to add 2 street lights on January Place and 1 street light on Montrose Way for safety reasons Seconded NG

IK – future requests??

CN – try to get one approved first. Worthwhile effort to try this process to understand it

JS – FBA \$\$ not going to our community. Mayor’s not helping – not just the mayor

Vote - Yes 14 – No 0 – ABS 0

[UCPG letter to the City is in the Appendix.]

11. Information Item: Willmark – asked to move to August meeting restrict presentations to give – have them 1st – brief and then let community comment

12. Action Item: Preservation of city – owned open space lands.

A long-standing community priority is to protect open space. CPU feedback reinforces this priority. UCPG has focused on protection of 6 city owned parcels - approx 250 acres - Has voted 10 times since 2010 to protect these parcels. The parcels lack (but deserve) permanent preservation status; host biodiversity, vernal pools, MHPA, 2 watersheds, MSCP wildlife corridors, scenic and cultural value.

6 open spaces – approx. 250 acres

- Governor Dr @ Gullstrand L304MB
- Nobel – Bowtie L310RU
- Nobel Hill L303 RU-PM
- Pueblo lands east of I-805 L307PM
- Campus Point Drive Headland K302P2
- Roselle Canyon – Towne Centre Headlands K302P3

Parcels are in the Miramar Accident Potential Zone 2 or 65 db zone so they are restricted for housing.

AW – motion to recommend permanent Open Space preservation for the listed parcels with PK seconding.

Lou Rodolico – Open Space means limitations for people who want to use them

AW – Parcels include existing trails. Appropriate for balance of access and MHPA requirements.

IK – make better use but still protected. Don't want to let them slip through the cracks

PK – comment: as city is asking for increased density then we need to make sure we redefine open space and its importance!

Debbie Knight – these lands are irreplaceable, and our legacy can be to protect them!

Thanks to Andy for hard work and this UCPG for all the support in the past!

The motion:

The UCPG reiterates its support for the permanent preservation (through parkland dedication or other effective means) of the following City of San Diego-owned open space parcels in the University Community:

- 1) L304MM - Governor Drive-Gullstrand St, University Gardens-Dinosaur Park
- 2) L310RU - Nobel Drive "Bowtie"
- 3) L303RU-PM - Nobel Drive, "Nobel Hill"
- 4) L307PM - City of San Diego Pueblo Lands
- 5) K302P2 – Campus Point Drive Headland
- 6) K302P3 - Roselle Canyon - Towne Centre Drive Headlands

Call the vote: Yes 16 – No 0 – ABS 0 send to the city include in plan update minutes!

AW thank you and he is moved

13. Delay Annual Report until next meeting

14. Adjournment at 9:07 pm. Next meeting will be August 11, 2020 on zoom

Thank you, Chris

APPENDIX TO THE UCPG MINUTES FOR 7/14/2020

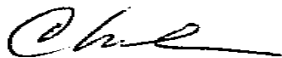
July 23, 2020

Laura Black, Deputy Director
Katie Witherspoon, Senior Planner
Planning Department
City of San Diego

Dear Laura and Katie,

At our meeting on July 14, 2020, the University Community Planning Group voted 10 Yes, 0 No, with 2 Abstentions (Jason Morehead and Jon Arenz) to recommend that the City initiate a Community Plan Amendment for the BIOMED Towne Centre View parcels located at 9855 through 9885 Towne Centre Drive. No conditions are attached to this recommendation.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Nielsen".

Chris Nielsen
UCPG Chair

Date: 08/26/2020
From: Chris Nielsen
To: planningcommission@sandiego.gov
CC: Witherspoon, Katie; Black, Laura
Subject: Aug 27, 2020, Agenda Item 1 UCPG Comment

Dear Planning Commissioners,

I am writing on behalf of the University Community Planning Group in order to provide some community perspective on the Towne Centre View community plan amendment initiation. Minutes have not been approved yet for the July 14, 2020, UCPG meeting.

The UCPG voted to recommend approval of the plan amendment initiation without opposition and without conditions. Members of the board and the community made the following comments. These comments also reflect some of those found on page 6 of the Staff Report PC-20-050 for Item 1.

- The increase in development intensity of 500,000 square feet is a big ask by BIOMED. In the past, developers have been asked to find ADTs in the community to offset increases in ADTs over their entitlement. There are really no remaining ADTs left to acquire in the plan area, and the ADT methodology has been discontinued. There is concern that there will be a significant, unmitigated, increase in traffic.
- The board was pleased by the willingness of BIOMED to consider traffic mitigation measures and implement a Comprehensive Transit Plan as part of the project.
- The surrounding MHPA open space area is a prime concern to the UCPG. BIOMED stated that they want to be proper and sensitive stewards for the open space. Lighting will be directed, and designs chosen to minimize bird strikes.

As a measure of the importance the UCPG places on this project, a second motion to establish an ad hoc subcommittee for Towne Centre View was made and passed without opposition. The UCPG and its subcommittee anticipate working closely with BIOMED as the project moves forward.

Sincerely,

Chris Nielsen
UCPG Chair

August 20, 2020

Tom Tomlinson
Facilities Financing
City of San Diego

Dear Tom,

I write on behalf of the University Community Planning Group which voted unanimously at its July 14, 2020 meeting to support a request to the City to install three street lights for public safety reasons in the north University City community: two street lights for January Place (TR338717) and one streetlight for Montrose Way (TR338997). Further, we request that payment for the three street lights be made from the North University City Facilities Benefit Assessment District Funds.

This project has been on the San Diego City's unfunded street light projects list since 2014. Matthew Schmidt, the Assistant Traffic Engineer, City of San Diego Traffic Signals, is familiar with this project and has informed William Beck, President of the Vista La Jolla Homeowner's Association, that if the University Community Planning Group would approve the sixty to ninety thousand dollars (twenty to thirty thousand dollars per light) from the Northern University City Facilities Benefit Assessment District Funds, these street lights would be installed as they have already been evaluated and qualify for installation.

Please call or write me as needed.

Sincerely,



Chris Nielsen
UCPG Chair
858-663-0186
cn@adsc-xray.com