

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

6:07 P.M. August 11th 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 SD Senior Planner)

1. **Call the Meeting to Order:** Chris Nielsen 6:07 pm.
2. **Agenda:** Call for additions/deletions: Adoption –
Approve the Agenda by Acclimation Vote: no objections
3. **Approval of Minutes from July 11, 2020.**
We will move this approval to next month when we have more time to review minutes.
4. Attendance taken due to Virtual Meeting
5. **Announcements:**
Chair's Report and comments:
 - a- Current item - Costa Verde EIR is not finished review with the City, Jack Straw stated trying to be quick but COVID-19 is adding time – meeting this week to resolve issues.
CN – moved CV to Sept Agenda
 - b- Upcoming items -
 - Presentation from city/UCSD - Fire Station – Community will get 25 % input into the design choice
 - All-way Stop Sign Science Park Road and Torreyanna Road
 - Penasquitos Lagoon – CN asked AW are we on track for next meeting.
AW: October is likely.
 - c- CN asked KW – Dif or FBA report?
KW: Facilities still working on it.
 - d- Annual Report still pending
7. **PRESENTATIONS:**
 - A. SANDAG – I-5 and La Jolla Colony Noise – Gia Ballash
1-Action Item – either talk now or wait for Action item meeting schedule
Update on noise issue
 - bought concerns to mgmt. team
 - noise engineers to revisit noise at site
 - now structures are in place, now noise analysts can come back
 - SANDAG is addressing and remeasuring noise

2-Concerns – safety on Rose Canyon Bike Path –

??signage on path for bike riders to ride safely and watch for peds

B. Membership – AD – please email CN if you are interested in joining UCPG.

- Also you need to notify CN when attending a meeting if you wish to record to qualify to run for UCPG board.

- Membership report – we have had no new members

CN – due to COVID-19 there is no “sign-up sheet” as for in-person meetings.

Community member Katie Rodolico: only have to attend 2 meetings to run for board but no attendance is required to vote in elections for board members.

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

a. City Council – quiet until September

b. 101 Ash Street – need more transparency, better documentation – do not want to continue to spend money on an empty building – Sale questionable for this building

c. COVID hotline – 858-694-2900, 24/7 to report violations to the health order.

d. COVID-19 Rental Assistance - \$4,000

Justine – will be taking some time off for GRE but will be @ home so available.

D. CPU – Process, Plan Update Subcommittee – AW

Looking forward – 5th Tues 9/29/20 – Open Space & Habitat

-Discussion with City Staff- meetings are too short, people want more time for discussion.

KW: Plan Update development: meetings will be 5:30 – 7:30

-Discussing current community plan land use and Development Intensity Tables.

-Goal Open Space and Conservation Goals and Policies – Real Meat of the policies

-101 Ash – Planning has moved back to Aero Dr. and many staff working remotely so please email rather than call for best results.

There are staffing changes as well. CN’s list of questions on DIF and FBA were sent to DIF Team; answers will take time

E. UCSD – AD – August update – COVID-19 efforts for “Return to Learn”.

Applies to students that live and go to school on campus plus some staff.

Regular screening – all students on campus will be tested.

-Campus is taking this very seriously – 10,500 undergrad students return to live on campus with 9/19/20 move-in.

Social distance – no triple housing, only double occupancy so we are losing 2000 beds

-North Torrey Pines is almost done which will add back 1800 beds

Return to Learn – website -> wear masks, social distance

University – 1 of 3 Moderna Trials – 500 people in the trials

-Projects Completion – North Torrey Pines Living Learning – Winter Qtr,
Center for Coastal Study – Scripps Pier – Fall Qtr, Theatre District
Living/Learning Project needs UC Regents Approval completion Spring 2023

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

- a. Lou Rodolico – Roads not finished to have corp. profit taking priority to have fire station. [A transcript of this public comment is in the Appendix.]
- b. Bill Beck – Thank you to the board for asking the city to move ahead with 3 street lights and where are we.
CN – letter is almost ready, need to speak to KW to get it to the correct city employee.
- c. Barry Bernstein – UCCA discussion , SD League of Woman Voters – Sept Newsletter listing forums where voting is going to be discussed. Sept mail in voting goes out.

9. Information Item: UC Villages Landscaping and Golf Course Update. Beth Binger and David McCullough presenting for Willmark Properties –

Beth Binger –representing Willmark presenting plans of 3&4 of Avia

CN comment – need to focus on Landscaping and Golf Course

David McCullough – Landscape Architect

-went through slides – Wilmark proposes replanting cleared slopes with native Oaks, grasses, and perennials.

-Hydro seed mix help with stability once other plants grow into the space

Toyon, SD sunflower Sticky Monkey Flower

-Owners turned off the irrigation and it turned brown. Landscaper asked owners to turn on the water and naturally it is growing back in. So, they are planting container sized material on the slope to help fill in.

-100 feet brush zone rules:

a. first 35 feet from buildings has to be permanently irrigated with lower fire hazard material

b. second 65 feet can be non – irrigated, 50% reduction / thinning in this zone

-not required but Willmark will turn on the water to help native material will come back quickly

CN – Former Golf Course – Conditional Use Permit says Golf Course is required.

Beth – Wilmark position is that maintaining the Golf Course is not mandated in the Conditional use Permit.

Justine – Development Services – Deputy Director says it is a requirement of the permit. Therefore it needs to be an amendment to be removed from the permit. Justine met with the Director of Dev Services after UCCA meeting. (Beth and Justine need to talk after our meeting as Beth thought Justine would confirm Willmark is correct).

CN – since Mar. UCPG has been letting Willmark know their permit needs a golf course

Beth – has a legal opinion for Willmark that they don't need a golf course

CN – When will we have more information?

Beth – Next meeting

Community Member – L. Rodolico – goal to get open space back – will it be available to the neighbors – to hike and walk dogs etc.

Beth / David – yes a path to welcome neighbors

Lou – Not open space restricted to people but open to neighbors

David – Plants need to be back to native / natural

Janis Deady – Willmark took out 50 – 60-foot trees and should replace with 50 – 60 foot trees for the birds/owls/hawks. She notes that Golf Course is still listed as an amenity in advertising for the senior living community.

Beth – she will go to marketing to remove this amenity.

David – Plan is to hydroseeding to keep dust down, plant 36 inch box trunk large trees, 5 and 15 gallon shrubs – mostly and 1 gal shrubs as well.

Impossible to put back 50 to 60-foot trees and brush mgmt. is aggressive for fires

Janis Deady – we are not talking about brush. Your company decided to remove large trees, so your company has to bear the burden of cost. They will fortify the slope

NG – Bulldoze first, ask questions later. Where were trees before?

David – largest trees were on the pads – pine trees, Modesto ash - primarily on pad

PK – Tall trees are still shown on Google maps in the Canyon.

Community members:

– Steve Kalvelage - questions still unresolved. UCPG should send a letter to Dev. Services to halt anything until this is resolved.

CN – UCPG – asked for a presentation. Logical next step to write a letter to Dev Svc

-Mike Conroy – statement – This is a Classic Bait and Switch. Willmark got approval to build Golf Course as a loss leader. Willmark should pony up and provide compensation even if golf course loses money.

-Jason Cox – open space could be midpoint so why going away from golf course?

Beth – lack of use in community, high cost of water

Janis Deady –not putting big trees on the slope is wrong, there were a ton of trees, and now it is horrible. Amenity – golf course and club house -> people live on a golf course and walk the golf course.

AW – Replacement of trees on the slope – should be larger than 1 gallon container. Use of Native plants is a good step, but as a matter of process we cannot comment on proposal to relandscape the Golf Course until Willmark comes to us and asks us for a new permit requesting something else. Backdoor process is not the correct or respectful way to treat community. Trails – opportunity for community to use open space.

Community members comment:

-Katie Dunahoo – consider a walking path at the bottom of the canyon – something inviting to the neighborhood. Concerned about the lack of transparency. UCPG should/please write a letter expressing upset about past and fix for the future.

-Mike Conroy on the loss leader, we understand that you are losing money. Fix the trees, and it will be better for the community.

CN – CN, Beth & Justine -> get it sorted by next meeting – urges that if Willmark desires no golf course they should initiate process to amend their CUP and do it the right way.

10. Action Item: to approve proposed letter from UCPG board to SANDAG concerning the excessive noise problem from the I-5 along Charmant Dr. due to Trolley construction.

PK – need to write a letter about noise from I-5 & Charmant Dr. along with Gilman to Nobel Open space. They tore down trees that were a noise barrier, replaced with concrete – now sound bounces off and echoes

JS – Motion: UCPG support writing a letter to SANDAG requesting that they further investigate the noise, including noise testing – that they inspect, test and abate as necessary. Seconded PK

Discussion:

Gia – study – where is this taking place

PK – La Jolla Colony Park

Gia – wait and see what noise analyst finds. Next to houses? Then measure at Rose Canyon next to Gilman.

PK – Yes start next to homes but continue to 1) La Jolla Colony Park 2) Next to homes 3) Rose Canyon at Gilman

Gia – by Mormon Church

JS – Has Mormon Church done testing? Pending?

Gia – not sure will follow up with additional locations

CN – yes please add new locations please be available @ next meeting

Call Vote: Yes 11 – No 0 – 2 ABS (JM and JA); motion passes.

[The text of the letter to SANDAG is included in Appendix.]

10. Action Item: Callan Healthpeak PTS # 658398 Coastal Development Permit, Neighborhood Development Permit, and Site Dev Permit.

Jeff Sobczyk presenting – info session in March – they took UCPG suggestions and reworked plans and they are presenting new plan

-149,000 sq ft – 2 connected buildings pulled back from canyon edge and built to maximize use of site slope.

-entitlements have already been approved

-Neutral on trips (ADTs). No new traffic – moved trips

Phil Pape: project located east of Torrey Pines Golf Course. Looking for a final project approval.

- Project features:

Many walking paths – goal that employees not need to drive once there - walk all around mature trees, preserving these trees.

-Significant grade issues for retaining walls, new project reduces walls, and incorporates landscaping that will reduce visual impact. Connection to canyon path in open space easements

-Healthpeak team member: rotating the retaining wall – we can plant more – above and below preserving 70% of the trees and adding 114 new trees. Replaces trees in a 3 to 1 ratio. Existing site, 26% native planting; proposed project, 71% native planting

-Green Roof –native seedum and incorporate them into mix

-Removing invasive species

-Proposed trees – Sycamore, Torrey Pines, Toyon, Lemonade Berry and Oaks, with native plants on the Torrey Pines State Reserve side

-Understory will attract bees

Jeff – closing – we heard you and responded with new design – we are asking for approval this evening

JS – trail to reserve – path or trail – unofficial

Phil – unofficial trails – movement to have more trails

JS – Avoid plants that might be considered invasive in Torrey Pines State Park -- Darren Smith, State of California environmental biologist, is the person to talk to. I can connect you with him.

AW – thank you for the amount of time and labor you took to make this a much improved plan. Notes trend to ecologically resilient landscape design in Silicon Valley tech parks. These are good steps in that direction.

Notes that project adjoins Torrey Pines State Park. TPSR has 3 big adjacency issues – 1) invasive plants 2) Views and Vistas – yours and from the park 3) Water /Drainage

- Removing invasive species and improving trails and walkways – Very good.

- Also, consider softening the wall to the maximum extent– give consideration to how it will look from Torrey Pines State Park

- Note, plan brings cars parking in the lot to the TPSR edge. We don't want to see autos in the view. What can you do to shield these from view?

- How will the project handle Storm Water and drainage into the Park???

-Lighting should be fully shielded adjacent from the Reserve, low brightness, full cutoff fixtures.

-Maximize design to prevent Bird Strikes- rare and threatened Species present

-Appreciate and applaud planting considerations – What are the plantings on the slope adjacent to TSRP? - consider using Manzanita (Mission and Del Mar), Ceanothus, other rare species that exist on the TSRP side. Enhance existing habitat.

- Kudos to plan to connect existing pathway along boundary between TSRP and your property.

Phil – Lighting – respects boundaries and meets light pollution guidelines

-Water – no storm water will leave the site – large collection basin-new water mgmt. strategies. Respecting watershed

-View – Park to Dev – Retaining wall will improve view – currently a 3-story building view – also, planting will soften view of cars, Edge softening with trees and other plantings.

Ben – Planting strip of 32 – 42 in. to cover front of cars.

Roger – UCPG pleased with good faith effort to meet community concerns. EIR – impact health humans, building biology institute. Roger is sending the link to Stephanie

AW – Call for Motion

Discussion:

Community member – George Lattimer – City property restrictions to the uses on the Torrey Pines area for non-scientific uses. Company wants to reorder site – Law firm not on use.

Jeff – City of the same concern.

Cooley said only Bio Uses. Vetted this with City

Cooley – Biotech Attorneys – Current use permitted by City

George Lattimer – Please sent doc to CN that no precedent was going to be for
- corporate headquarters – 50,000 sq ft
-only Bio Med

AW – you are not requesting a change in zoning??

Jeff – no change in zoning, rents are too high, so those tenants don't want it.

Phil – Life Sciences designed research

AW – designated for Lead / Silver, why not higher? LEED Gold?

Jeff – We say silver but we are going as high as we can /best we can

AW-Motion – UCPG recommend approval of project with shielding of lights, best practices to mitigate bird strike in the design, attention to edge effects raised in discussion. MB – seconded

Call Vote: Yes 13 – No 0 – ABS 0 motion passes

11. Adjournment at 8:34 pm. Next meeting will be Tuesday, September 8, 2020 on zoom

Thank you, Chris

Appendix to the minutes.

August 13, 2020

Gia Ballash
Associate Public Outreach Director
SANDAG

John Dorow
MidCoast Trolley Corp.

Dear Gia and John,

I write on behalf of the University community planning group (“UCPG”) which voted unanimously at its last meeting to support this request to SANDAG for abatement of a noise problem in our community caused by SANDAG’s construction processes, in particular the removal of the previously present dense vegetation, and the newly constructed concrete tracks of the trolley and their supporting structures (columns).

We are requesting mitigation of the substantial noise problem from the 5 Freeway in the area along Charmant Drive (i.e. on the, West side of the La Jolla Colony communities) and La Jolla colony Drive caused by the construction of the MidCoast Trolley.

The facts as presented to UCPG are as follows:

- As part of the MidCoast Trolley construction a large number of mature trees and surrounding vegetation was removed on the east side of the I-5 Freeway parallel to Charmant Drive. The berm by the side of the freeway has also been lowered. It appears that resulting bare slopes are planned to be planted with low growing vegetation, not tall trees that would extend above the freeway. As far as we could ascertain there is currently no plan to install sound barriers along the freeway.
- The trolley construction added a significant amount of concrete east of and adjacent to the 5 Freeway. These concrete surfaces act as sound reflectors focusing the sound onto the adjacent residential and recreational facilities.

- The noise volume from the cars and trucks, mostly due to tire noise, on the 5 Freeway perceived in the vicinity of the freeway has dramatically increased, likely as a result of the removal of the previous noise buffers which the berms, the trees, and other vegetation provided, and because the additional concrete used for the trolley reflects/deflects sound as opposed to absorbing it.
- The increased noise volume in the area is unacceptable and interferes with the enjoyment of those who live in the nearby community, and particularly those who enjoy the greenbelt and area along Charmant Drive for walking and other outside exercise and sports activities. There is also a community dog park in the affected area. Furthermore, in the vicinity of the overpass of the I-5 across Gilman Drive the generated sound causes significant noise pollution in the open space in Rose Canyon, and therefore interferes with recreational activities in that area.

This noise problem needs to be abated before the trolley construction is completed, final landscaping is put in place, etc. Complaints about the noise problem have been made during UGPG's monthly meetings on numerous occasions, as the SANDAG representatives attending those meetings should have noted.

We are unaware of any noise studies that were performed by SANDAG since prior to the commencement of the MidCoast Trolley construction in this area, several years ago. Prior noise studies, if they were conducted before construction, could not have taken into consideration the unacceptable noise volume which **now** exists as a result of the construction, i.e., with the removal of the sound barrier created by tall trees/vegetation and the addition of sound-reflective concrete used in the trolley construction.

We request that SANDAG perform an investigation of the impacted area, east of the 5, during free-flowing traffic on the I-5 to observe the tire- and engine-generated noise levels at very least, along Charmant Drive, in the green belt across from the construction staging area on Charmant, and in the vicinity of the I-5 overpass at Gilman Drive. We welcome the opportunity to also meet with SANDAG's representative during their site inspection. If noise testing is to be conducted, we request that a representative from the UCPG community also be permitted to be present.

We look forward to further dialog with you to discuss what methods SANDAG proposes to abate this noise problem.

Please address your response or questions to me as appropriate.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Nielsen". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

Non-agenda Public Comment submitted by Louis Rodolico

In 2010 the US Supreme Courts “Citizens United” ruling gave corporations an unlimited ability to push dark money into our elections. Corporations placed candidates in office who put corporate profits first. In reaction to the pandemic politicians tripped over themselves trying to keep the economy open and came up with a litany of excuses that ignored public safety and put corporate profits first. They went to a divide and conquer strategy by creating the mask no-mask coalitions. Ironically had Federal politician’s prioritized public safety many businesses would not now be facing ruin.

Corporations pay less and less taxes and have more and more control over how our taxes are spent. Here the UC-UTC area north of Rose Canyon will soon have 3 firehouses protecting corporate investments. Fire houses South of Rose Canyon zero. Corporations can and do put themselves first. They support media that has us fight over; religion versus science, mask versus no mask and bridge versus no bridge.

Here in San Diego Westfield Mall wanted all traffic and customers funneled up to their stores on Genesee Avenue in University. So Westfield Mall paid half a million dollars for a custom Environmental Impact Report to remove roads so Genesee was the only North South Street. Lobbyists pitted neighbor against neighbor, keeping eyes off of Westfield. To date only one of south UC’s 3 main roads has been finished resulting in 7 additional deaths each year due to extended ambulance service times. The SCOTUS Citizens United ruling allowed corporate profits to subjugate public safety, putting us where we are with the pandemic today.

