

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

6:04 P.M. January 12<sup>th</sup> 2021

**Directors present, directors absent:**

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil DeRamos (NR), 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), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning), Andy Zhao (UCSD)**

1. **Call the Meeting to Order:** Chris Nielsen at 6:04 pm.
2. **Attendance taken** for Virtual Meeting
3. **Agenda:** Any Corrections? No corrections made  
**Approve the Agenda by Acclimation Vote:** no objections **Adopted**
4. **Approval of Minutes from Nov. 10, 2020.**  
Any corrections? Changes – UC San Diego student associations have assigned Abbey Reuter to the CPUS and Andy Zhao to the UCPG; originally, we had this reversed. Corrections made. Andrew Barton and Georgia Keyser were noticed as present for the November UCPG meeting. Approval by unanimous consent:  
**Adopted**
5. **Announcements:**  
Comments:  
Joe La Cava introduced Kaitlyn Willoughby as his representative. Priorities: 1) Pandemic – work together to get through. The City is suffering with shortfall of revenue so funding needs to go for things in neighborhoods, the Plan Update, Libraries 2) Town Hall for Franchise Agreement upcoming, and meetings on the budget will be in May.  
3) Are we listening? La Cava wants to hear our voices! He thanked CN and AW.  
AW: Neighborhood services – we lost emergency service – Fire & Rescue  
La Cava – he doesn't think it will be able to be reinstated due to budget...but he will bring it up.  
**Chair's report**  
a- New Business - Election subcommittee-City has not given UCPG guidelines on holding elections during a pandemic. Volunteers for the Elections Subcommittee are AD, membership chair, JM (suggested a drive through process), ML, and CN. Up for elections are all the "B" seats:  
AW – termed out, JS, RC, CW, RRW, ATV, can run. B3A seat is vacant.  
b- Short term vacation rentals sponsored by Campbell's office. Old city council deferred to the new city council.  
c- Park Master Plan – sent back to planning. We will hear about this tonight

- d- Campus Pt. will be an Action item in Feb. NDP permit – Process 2 with decision by City staff.
- e- Seritage site (old Sears) east of UTC: Community Plan Amendment initiation
- f- “One Alexandria Square” – Information item

## **6. PRESENTATIONS:**

### **A. SANDAG / Mid Coast Trolley – John Dorow, presenting**

- Construction 80% complete
- installing landscaping
- Will finish late in 2021
- This summer Trolley car testing will start
- LJ Village Square Parking structure will open late Feb 2021
- VA Med. Trolley Station – electrical is up with canopy
- Pepper Canyon Station – UCSD Central Campus Trolley Station – elevators done
- Voigt – UCSD Health Trolley Station elevator towers installed
- Executive Dr. progressing well
- UTC Trolley Station– elevator towers and widening of Genesee Ave
- Gilman Dr. Bridge is finished – UCSD lettering and lighting next
- Noise at LJ Colony – working on it and will work with UCPG once data analysis is complete.

Gia Ballash – John covered everything – she will get noise info to us ASAP.

### **B. Councilmember Joe LaCava – Kaitlyn Willoughby**

- Kaitlyn is excited to hear from us and report back to Joe LaCava on an ongoing basis.
- 12/11 – Willmark was 80% in compliance and on 1/29 there will be another check
  - City will do street traffic monitoring on Greenwich Dr. to combat street racing.
  - SDG & E Franchise Agreement: Public Meeting 1/23.

### **C. Membership Report – Anu Delouri – AD – CN made the update in his report**

### **D. CPU Process, Plan Update Subcommittee. Chair AW to all: Happy New Year!**

- Dec. meeting update – Review analysis KW and staff did comparing the development potential using the 1987 Community Plan Development Intensity Tables with and without the “Community Plan Overlay Zone” (CPOZ). This gives us a baseline for estimating potential development.
- Meeting 1/19 regarding Services and Public Facilities – 5:30 – 7:30pm

**E. Planning Department- Katie Witherspoon** – Register for the meetings by signing up on the city website. She is changing the format from Webinar to Meeting. The site will be asking some questions when you register.

**F. Mayor - Todd Gloria’s Office – Rep. Matthew Griffith** – overseeing Council Districts 1, 4, and 7

- 1/13/21 tomorrow at 6 pm State of the City address: Streaming online and City TV Ch 24/99
- Executive Order for Public Health – several citations for not obeying the order

- SDG&E – Town Hall hosted by District #1 – 1/23 at 1pm, 2/15 at 6:30pm,  
2/1at 3pm

- Matthew is from SD, attended Bishop's School in La Jolla, and SD City  
College and remained close to Dist #1

IK – Who is hosting the Town Hall?

Matt – District #9 – Sean Elo-Rivera will host - Matt doesn't have info but he  
can request this and send it to CN

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

- a. Diane Ahearn – Fire Safe Council – meeting Thursday 1/14/21 at 6 pm  
posted on the UCCA website  
-info items on 1) History 2) Fire threat 3) Priorities

**8. Action Item:** PTS 658226, Express Car Wash, 6270 Miramar Rd., Process 5, Jeff  
Wright, OnPoint Development presenting.

-Late: We will come back to this item later in the meeting

**9. Action Item: Coastal Rail Trail/Gilman Dr. Bicycle Project,** Alejandra Gonzalez  
Nava, City of San Diego presenting.

Alejandra was here in November and is back for a Project recommendation. She met  
with a working group of UCPG members to work together on the Project.

The CRT is a regional bicycle project from Oceanside to Downtown and originally  
approved in 2000

-I-5 Hwy to La Jolla Village Dr – Class IV Cycle Track on both sides of Gilman

-North end is UCSD

-South end is I-5 and La Jolla Colony Drive.

-Changes since November's presentation:

->adding “no right turn on red” signage

->signal for bikes

->raised concrete barriers

-Via Alicante ->Type “B1” curb to avoid pedals hitting curb.

-Tennis Courts – signage for Turning Vehicles: “**Triangle sign – Yield to Bikes**”

-120 ft buffer where parking is not allowed with green striping

-Via Alicante will also have a dedicated bicycle green light and signage “**No Right  
Turn on Red**”.

-Villa La Jolla – Same signage.

-La Jolla Village – Same bike signals with green striping, “**No Right Turn on Red**”

-Permits are in the works

-Construction will be in spring 2022

-Getting support from SD Biking Coalition, UCSD, and hope to get UCPG's support.

-Julie – Community member – very uncomfortable with raised median

-need to escape conflicts, median are too close to get around

-PK – appreciates improvements – it is satisfying to see that Alejandra heard comments  
and worked hard to make compromises. What about flashing lights at I5??

Paul Jameson – Bike SD – Understand concerns, he has seen many close calls and as he  
is an experienced rider, but please understand new riders need these protections.

IK – thanks to Alejandra for her clear presentation and changes made from last meeting.

Sidewalk on the East: Understands that it cannot be added. Buses are a concern  
Alejandra – False walls will help along west side. Raised medians add safety factor to encourage ridership for all types of riders. Also, city street sweeping will be able to sweep the 8 foot wide bike lanes.

Debbie Knight – Since 2012 she has been working on this project. Alejandra has been very responsive and patient. It will never be perfect but this is the missing link and the city is working on full funding. UCPG should approve.

Andrew Barton – Question on land removal from waterway tributary after widening of the Genesee to the east.

Alejandra – mostly 8 feet of cycle track with some encroachment to wetlands.

Mission Valley mitigation will offset and we will add native plants.

NG – This is a wonderful revision. For eastbound La Jolla Village Drive traffic onto Gilman Dr. southbound, could there be flashing lights?

Alejandra – signage and traffic signals

Dan Nutter – will be removing the free right and will install a green light for bikes

JM – Motion to approve project and wish to expedite

AW – seconded

AW – I also want to show appreciation to Alejandra's new presentation and additions. We would like reflective striping and lighting in the dark/dusk/fog, mitigation and local mile markings – for Old Camino Real Bells. Also could we have oak trees?

Alejandra – Well-lit sidewalks under LJ Village Dr. are included in the project.

**Call for vote: Yes 17, – No 0, – ABS 0, Recuse 1 (RRW). Motion passed.**

Jeff Dosick – community member commented after – requests a bike box at La Jolla Colony Dr. where road repairs have been done as a result of the trolley.

Alejandra – working with Mid Coast Project -> they are working on it under I5.

Bike box or traffic improvements will be made.

**Agenda item 8, postponed from earlier. Action Item: PTS 658226, Express Car Wash, 6270 Miramar Process 5, Jeff Wright, On Point Development. Presented in the November meeting.**

It is a process 5 due to proximity to MCAS Miramar. It is a ¾ acre remodel to open Express Carwash, part of a chain of 30 locations – Drive thru w/o full service

Debbie Knight – plant palette -landscape plan? – request at least 50% native plants

Jeff Wright – looking at the project it doesn't seem to be a problem

IK – lemonade berry suggestion. Biofiltration system but what about recycling?

Jeff – He doesn't have recycling numbers but they follow city requirements

CN – Motion to approve

MB seconded

Call for vote: Yes 13, - No 1 (IK), -ABS 4 (RRW, JM, PK, ATV), Approved, noting 50% native plants recommendation.

**10. Action Item: A request for support for a set of proposed revisions to the Parks Master Plan (PMP) by Carolyn Chase, PARC, presenting. The most recent proposal for the PMP by the City is found here: <https://www.sandiego.gov/complete-communities>**

Select “Play Everywhere and Infrastructure Now” under “Updated Documents” for the latest PMP documents from the City

- \*\*First parks master plan in 50 years. There was not enough time to really do a good job with the election upcoming – CPC suggested City go to planning groups
- a. Public engagement was lacking.
  - b. Higher density housing means we need more parks  
Acreage standard changed to point system! We don’t want to change from acreage!!!  
See Presentation.
  - c. DIF-based funding has been reduced for the last 20 years
  - d. Need to do a Nexus Study for DIF for community benefit zone analysis (up zones)
  - e. Discount set at 60%; what is the rationale behind land cost discount? They can’t tell us
  - f. Point system – city planners/retired city planners with PARC are trying to find out. PARC advocates for an acreage standard and with separate amenity points.
  - g. Community planning needs to be part of DIF usage decisions  
Commercialization of parks should not happen – they took out some, but not all.
  - h. We need to protect MSCP.
  - i. Park quality and Design Review – planning should be part of the process

Carolyn – PARC – asking that UCPG support the improvements to the Park Master Plan  
Debbie Knight – strongly support this group of people in the coalition. Increased density with fewer and smaller amenities happens now – We need this! A new park Plan should happen.

AW – thanked Carolyn and this group – May/June the Parks Master Plan came out as the City tried to remove Planning Groups and not include us as they rush to City Council in November.

-Rushed plan was defeated!

-Example of point system issues: 10 ft sign equal to an acre of land?

-recreation and planned parks are not identified and creep into MSCP lands

AW – moved to support the PARC group’s efforts:

**Motion: The UCPG supports improvements to the Parks Master Plan and Recreation Element recommended by PARC and requests the Mayor and City Council work with PARC, Community Planning Groups, and Recreational Advisory Groups to revise these programs. In particular, the UCPG urges the city to maintain the park acreage standard, build support for other significant funding for parks, and clearly protect MSCP lands. This resolution of support for improvements to the Parks Master Plan should be sent to the Mayor and all City Council Members. [See Appendix for the Letter.]**

IK seconded - \*\*in particular UCPG urges the City to maintain acreage standard and MSCP lands.

MB – strongly supports “acreage included in Park Plan”

CN – Carolyn what is the acreage wording?

Carolyn – Proposed wording has acreage as only part of the points system.

IK – what are the existing standards?

Carolyn – we are advocating the current 2.8 acres per 1000 population standard.

FBA's are going away.

FBA fee would go down as a DIF (but this is not defined)

CN – DIF's and FBA's combining to make a uniform system ->this issue is undefined

JA – what is the funding source?

Carolyn – Developers need land cheaper – therefore they are reducing parks

Park plans – City says they will use every option – DIF, OTC grants, new vs old

DIF money but there is no leadership!

Debbie Knight – transparency is important and needed. UC DIF has not been

Reported on since 2012

Carolyn – action would delete and reduce funding \$ in FBA's

CN – dilemma – FBA funds don't have a transition plan, missing from all city plans.

Funding sources??

Carolyn – Recommends that the city attorney gets involved because it may not be legal.

**Call for vote: Yes 15, - No 0, - ABS 2 (PK, RRW), Motion: approved.**

**11. Information Item: UC San Diego's La Jolla Innovation Center project, Office building/Parking project, 0.9 acre, La Jolla Village Drive and Villa La Jolla.** Jeff Graham, Executive Director for Real Estate, UC San Diego, presenting.

- UCSD currently leases 80,000 sq ft of space from property owner GPI Co. at LJ Village Dr and Villa LJ Dr west of the Rock Bottom Restaurant. GPI would have to retrofit the building to be in compliance with UC seismic standards.

- Currently houses UCSD Extension and Health Sciences Research dedicated to Veterans and neurological studies.

-Essential to be close to VA and Campus – truly an extension of campus.

-GPI owns the buildings and Rock Bottom closing has given UCSD use of

.9 acre site

-UCSD wants to improve this site by redeveloping the restaurant site to be a 7 story building with 2 parking levels below ground and 2 parking levels above ground

See Presentation

-schedule will be Draft EIR ready mid-February, with a Final EIR in Apr/May. There will be a May meeting to present to the UC Regents.

JS – Can you clarify the seismic issue?

Jeff – UC policy is not to renew leases for buildings that don't meet UC seismic standards

JS – she attended the community presentation. Why not build on campus?

Jeff – polled and checked every available building site on campus and there was not a building site anywhere.

JS – University will only be utilizing some of the building?

Jeff – UC requires leasing all the space except a small restaurant. GPI would need to fill the space if UCSD limited their usage of the building – UCSD owns the land, GPI owns the building – and the new building as well.

JS – concerned that this is the opening for more multi story buildings and is very

skeptical!

JA – What about traffic impact?

Robert Clossin – The EIR will include transportation analysis. A 45 day review is required.

Debbie Knight – concerned that the developer can get around the 30 foot height limit, which is the max west of the 5 hwy. Then UCSD will partner with more developers based on this potential 100 foot building

Jeff – He understands – this is a very unique situation and community wants to trust that UC San Diego will not be building off campus for other projects

AW – could UCSD partner with others for student / faculty housing off campus? Are there other buildings land/dev situations like this? Are there multi modal plans along with the pedestrian bridge over La Jolla Village Drive? There is unsafe bike access. Are there opportunities with the Coastal Rail Trail Project?

Jeff – UC San Diego partnered with Holland in a 4 story office building for Innovation Hub

Robert – The pedestrian bridge is there but we would look at ways to improve the plan with sidewalks. The site has unique access to Trolley stations

Jeff – It is the City's bridge – and we are looking to try to extend the bridge for safety.

Robert – we will look at access from Gilman Drive area as well

PK – 1) 4 out of 9 stories are dedicated to parking – NOT Smart.

2) UCSD claims exemption to height limit – is that land or building?

Jeff – no mater what the situation UCSD gets to override the city's requirements (30' height limit)

CN – [asking for Barry Bernstein in the chat] – What about any DIF fees?

Jeff – UCSD doesn't pay DIF fees or property taxes if they own or if they lease.

JS – Does UCSD have seismic requirements for the bridge?

Robert – construction projects and traffic analysis will be considered in the DEIR.

RC – UCSD brings benefit to the community, RC's office is right across the street from this building. It is very busy, so why such a huge building on that corner? - Too much traffic. RC suggested other sites.

Robert – These site suggestions are designated for housing.

NG – Extension locations are all over. There was a building in the middle of campus being built for extension.

Robert – all extension sites will be relocating to this proposed project. And housing would be built in its place on campus. The building in the middle of campus has been changed to this proposed location.

**12. Adjournment at 9:30 pm. Next meeting will be Tuesday, February 9, 2021 on zoom!!**

**Thank you, Chris**

Appendix – UCPG letter of support for improvements to the PMP

January 26, 2021

To: Mayor Todd Gloria & San Diego City Council members  
From: University Community Planning Group  
Re: UCPG support for changes to the proposed Parks Master Plan

Dear Mayor Gloria and Council members,

At our regular monthly meeting of the University Community Planning Group in January, we hosted a presentation entitled “Parks for All” by PARC (Planning And Recreation Coalition) on the Parks Master Plan. After a thorough review of PARC’s proposals, we passed the following motion by a vote of 15 Yes, 0 No, 2 Abstain, with the Chair not voting:

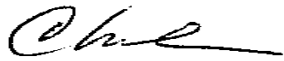
*“The UCPG supports improvements to the Parks Master Plan and Recreation Element recommended by PARC and requests the Mayor and City Council work with PARC, Community Planning Groups, and Recreational Advisory Groups to revise these programs. In particular, the UCPG urges the city to maintain the park acreage standard, build support for other significant funding for parks, and clearly protect MSCP lands.”*

Please work with Community Planning Groups, Recreational Advisory Groups and PARC to address needed improvements to the Parks Master Plan. We are quite concerned about replacing the current easily understood park acreage standard with a confusing and untested points system. We agree that parks will need additional funding to address current deficiencies, past inequities and to accommodate future growth. This is a key reason why the Parks Master Plan needs change: we need to love the plan as much as we love our parks! We are concerned that MSCP lands must be more clearly protected. We are concerned about excessive commercialization of parks, design review, and historic resources. There are unanswered questions related to FBAs, DIF discounts, the data underlying estimates for a new Citywide Park Fee, and how this fee will be allocated. Finally, we need a plan for transitioning from the current source of park funding to the proposed Citywide Park Fee.

We want to support the Parks Master Plan and are hopeful with your leadership the City can expand its vision for parks, rather than contracting it as the current proposed Plan would do.



Sincerely,

A handwritten signature in black ink, appearing to read "Chris", with a long horizontal flourish extending to the right.

Chris Nielsen

UCPG Chair

[cn@adsc-xray.com](mailto:cn@adsc-xray.com),

858-663-0186