

DRAFT

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting by Zoom

6:04 P.M. February 9th 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 Nasser (AN), Rebecca Robinson Wood (RRW), 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 (AZ)

1. **Call the Meeting to Order:** Chris Nielsen at 6:04 pm.
2. **Agenda: Adopt without objection: Adopted**
3. **Approval of Minutes from Jan. 12, 2021.**
Any corrections? Adopted with letter and appendix from June comments – for Parks Master Plan. **Approved by unanimous consent**
4. **Announcements:**
Chair's Report and comments:
 - a- Past Business – LJ Innovation Center Draft EIR – discussed in Jan meeting
-comments due 3/22 public meeting 2/25 6 pm. This is a UCSD project to build a 100' building (7 stories above, 2 stories below), replacing the Rock Bottom.
JS - Is there some reason why this project isn't getting the same attention as Costa Verde?
CN – Subcommittee can be formed. Who is interested? Meeting in 1 week or so
- JS, CN, Debbie Knight, AW, NG, AZ and Kaitlyn Willoughby
 - b- Coast Rail Trail – thanks to everyone – LJPA approved the project.
 - c- Assembly Chris Ward – Giving a report right at 6 pm to start next meeting

5. PRESENTATIONS:

A. SANDAG / Mid Coast Trolley – Gia Ballash

- Construction:
- LJ Village Parking structure wrapping up – completion end of the month
- structure open to trolley riders and shoppers
- UTC transit center – parking structure has begun
- Trolley – will be finished end of 2021 – On Time!
- **Noise – August UCPG sent letter regarding noise in park area and LJ Colony.
Trolley structure allows more noise from freeway.
- In Nov. we conducted measurements after working with UCPG for locations.
They made 12 short term measurements and 1 long term measurement

and compared to 2011 and 2013 noise with 2020 noise.

-Decibel levels are same or not significantly higher (with “significant” > 5 db)

-no change or not substantial change: all <= 3 db

JS – we should have a meeting as results are inconceivable – but what is too loud?

CN – have the meeting in the next month and let him know

PK – agrees

Neil – Question regarding trolley testing. Answer: later this calendar year test runs almost simulating regular trolley runs, with 1 or 2 per day

Gia – Number of test runs in the summer, John?

John – Don’t have final total – most likely 8 trains at a time to test electrical capability

B. Councilmember Joe LaCava – Kaitlyn Willoughby

-Willmark -Fire department has closed out their investigation – now compliant

-Golf course still has some open items

-Office hours – Friday 10 – 11 am. – Kaitlyn will have guests be in the virtual waiting room, and she will get to each guest in turn. Thank you.

-Get it done app– city has backlog – 5 months for street lights for example

Bill Beck has for a number of years tried to get FBA money to be spent on lights

CN – will sent Kaitlyn the info for UCPG support to apply the FBA money to light January Pl and Montrose Wy

Barky – Fire department approval yes but is there a Willmark golf course update?

Kaitlyn – she will have a Mar. update

C. Membership Report – Anu Delouri -> later

D. CPU Process, Plan Update Subcommittee – AW -> Conversation about mobility

2/16 5:30 – 8:30pm – long meeting

Mobility goals – Katie and Planning will be leading several break out rooms.

Present Key corridor designs

March 2020 was the last mobility meeting. Will discuss

what is working and what is not working. Planuniversity.org

Last meeting – Safety – public library and Fire stations, Parks and Schools

RRW – will there be a mobility subcommittee [of CPUS]?

AW – No. Will get notes for the upcoming meeting out Tuesday.

E. Planning Department- Katie Witherspoon – Zoom webinar for zoom meetings is available, contact Katie. On Friday there will be an email with a CPUS invite ->please pay attention when registering and please take a brief questionnaire as this will help with break out groups.

F. Assembly member Chris Ward – Ansermio Estrada

-District Director – working for about one month. “myturn.ca.gov” is where residents can get a vaccination appt.

-Cal Dept of Public Health – actions – update delivery system; SD to get the vaccine to superstations and prioritize teachers and public services!

-Accountability and Emergency Mgmt Com. – 2 pm online, CA Assembly on web.

-AB11 – Final – require state growth counsel – change regional mgmt. to 12 climate change authorities

G. Senator Toni Atkins – Miller Saltzman –

- Project “Home Keep” – permanent homeless housing. \$846 million in 46 projects across the state, \$38 million for 336 units housing 404 people locally.
- Covid-19 – critical need for housing -> 6 bills – Senator Atkins authoring 2 of these. SB1 – Sea level rise and drought
- Feb 2nd ->extend eviction moratorium tenant/land lord:
 - 1-Tenants pay 25% rent (State \$ to pay tenant’s 25% rent back to landlord)
 - 2-Landlords paid 80% when they reduce by 20%

H. Supervisor Terra Lawson-Remer - Evelyn Andrade

- proposed grant funding for small business. \$30 million will be available early to mid March for applications
- New vaccination sites @ vaccination superstation.com
 - Palomar – make appointments with them directly
 - Del Mar Fair Grounds – opening Friday
- >both sites available for 65 and older, 1A and 1B will start soon
- First check with your health care provider. Action for essential workers
- >county should shortly support these folks and serve as an example.

I. UC San Diego – Alyssa Helper -> Covid 19: return to learn is working

- UCSD has low levels – very restricted
- Vaccination center @ RIMAC – UCSD patients and essential staff
 - > use myUCSDChart appointments
- Petco Park vaccination site open since 1/11/21. 100,000 people vaccinated
- CHRIS-Yes LJIC Virtual EIR Meeting 2/25 from 6pm – 7pm
- \$4 million provided for smart signals on LJ Village Dr. and Torrey Pines Rd
- AW -public meeting Torrey Pines State Beach Parking on 2/17 6:30 – 8pm

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

- a. Diane Ahearn – Fire Safe Council
 - I love a clean SD – pick up liter around your home
 - Community Wild Fire Protection Plan
 - meeting 2/15/21 at 6 pm - SDFD presenting (above)
- b. Barry Bernstein – Newsletter, -Zoom meeting 2/10 with Todd Gloria speaking starting at 6 pm. –Town hall Saturday w/ Dist #1 Stay tuned for info
- c. Lou Rodolico – UC is home to environmental terrorist action with UTC. Westfield only wants Genesee Ave as a north-south road.

7. Action Item: UCPG Elections during next meeting - Discuss procedures

- 3 Residential Seats – Dist 1 Seat B - Lou Rodolico and Georgia Kayser, Dist 2 Seat B JS and Dist 3 Seat B - RC
- 3 Business Seats – Dist 1B Caryl Lees, Dist 2B RRW and Dist 3B ATV

- Business Dist 3 Seat A is empty. Ask LJ Country Day School for a volunteer

Options for voting –

1) Drop box 11 am to 6 pm Tues the 2nd, Wed the 3rd and Thurs the 4th

Location is at Alexandria Bldg, 10300 Campus Pt Drive

-place top half of the ballot in a sealed envelope with your vote and the bottom Half in another sealed envelope with your name

2) In person drop off on 3/9 from 5 pm – 8 pm (meeting time) @ Alexandria bldg.

- Vote counting will happen 3/9 after 8 pm. Reporting results - end of the meeting

IK – mail in our voting?

CN – No, not in the bylaws

JS – who is eligible to vote?

CN – Res votes for Residential Seats, Bus vote for Business Seats

- Members can vote – email CN or AD ADLOURI@UCSD.edu if you want to join

Louis Rodolico community member – can there be a voting box in S. UC?

CN – we cannot, but added 3 day drop off times?

CU – offers rides to ballot box

CN – will send procedures to Katie for approval from planning department and then add To UCPG website

Barry Bernstein – get this in the newsletter 1st week of March

CN – Will get this process in the newsletter

Louis Rodolico – community member – Can candidates have their statements in the UCCA newsletter?

8. Information Item: Candidate's Forum for UCPG Elections – 2 minute

Candidate Statements for declared candidates

-Georgia Kayser – community member – Teaches environmental health

Wants to preserve 1) building a safer community 2) Air quality – green spaces

Continue to coach T-ball/bike in the community/walk

-Louis Rodolico – Road System needs to be completed 1) Regents Bridge should be Completed 2) Pure Water sewer lines planned to go under Governor. Line along Genesee and Genesee and Nobel should be in the canyons.

-Southeast UC needs to be on the board

-RC – Enthusiastic supporter for growing membership, welfare for children and families 5G-reporting over the past 5 years, panel of scientific advisors as a whole Different technological age

CN – Once new meetings are allowed they will be both in person and on zoom

ATV – Scripps Health – Business Dist- Non-profit health care since 1924

She is honored to be part of land use proposals presented to UCPG

9. Information Item: Status of the Pure Water Project – John Stufflebean with the City of San Diego – along with Steve Lindsay -Sr Const. Eng and Clem Wassenberg

-pipeline will run through UC – (see pure water presentation)

-Right now sewage discharge from Pt. Loma to the Ocean -Purple pipes

Phase I – starting in 2021 – 2 10.5 mile pipelines

-30 million gallons per day – design is complete

- Morena pump station to North plant to Miramar reservoir
- To complete in 2025

Phase II – 53 million gallons per day

- facility will be down by the airport
- to finish in 2035

->details of phase I –

- 1) Genesee south of 52 – one lane will be open, all night work from 9 pm to 5 am -> 4 miles 48 inch pipeline and 4 miles 30 in pipeline
- 2) Next 4 miles 48 inch pipeline and 4 miles 30 in pipeline – one lane will be open, all night work from 9 pm to 5 am
- 3) Next Nobel and Town Center to LJ Village, M -> F daytime -8:30 – 3:30 pm
- 4) Town Center to LJ Village – one lane will be open, all night work from 9 pm to 5 am -> 4 miles 48 inch pipeline and 4 miles 30 in pipeline
- 5) Executive Dr. – one lane will be open, all night work from 9 pm to 5 am -> 4 miles 48 inch pipeline and 4 miles 30 in pipeline

->Waste water – just east of 805 on Exec expanding site – Summer 2021 to Begin. This is a 5 step process!

Clem – over night construction examples of what we will see – see presentation
Megan Drummy – UC working group since 2018. This plan adopted 20 recommendations of the UC working group.

CN – Will the working group be re-formed?

Megan – UC working group is still engaged and will come back to meeting once Northern contractor is chosen. NT Proceed April 2021

Katie Rodolico – community member on the working group

- 1) Intersections would be shut down – can't do this for emergency vehicles
- 2) Don't put "No Parking" signs in the bike lanes
- 3) What is the overall cost of phase I?

Ans - Just over \$1 billion for phase I -> 1st bid is w/in cost range 11 projects that Make up phase I

JS – I thought litigation was tying this up.

John – Suit from March 2019 was resolved Sept 2020 on use of labor and unions.

JS – a lot of uphill movement of sewage, noise?

John – Morena – has 1 pumpstation to handle uphill

Lou Rodolico – community member – This is the first time the high pressure long Line sewer line up hills; it needs to be vented

-this is a public safety issue – how will engineers deal with gas?

John – landfill deals with methane gas and is used to power the plant.

Diane Ahearn – community member

2 main fire stations in the construction line -1 N of UC on Genessee -2 805 and Nobel -> we need no increase in emergency response time

Clem – We talk to emergency service and coordinate with them w/all construction

IK – a past sewer project experience – Gilman community had a lot of broken pipes when tunneling happened

Clem – they are setting up so this does not happen.

Merle - community member – pines on Genesee won't hold up w/ tunneling on G.

What are you going to do to replace trees? It can take awhile for them to fail
Steve Lindsay – have an arborist working. #1 goal is to save the trees. But we will replace them if they fail.

RRW – current non-potable water capacity, number of miles from North City Plant to the Pacific Ocean. Is desalinization an option?

John – same capacity and expanded 8-10 million gallons per day. Better than desal.

Bill Beck – community member – 1 lane in and 1 lane out on Town Centre by Vista La Jolla residences. You cannot close this part w/ 1 lane

Steve – we will keep lanes open to all communities Res and Bus. w/ approved traffic control. We will communicate when we get to your area

ML – Applaud the whole project but why running it through Genesee. Such a problem intersection. Why not Hwy 52 & hwy 805??

John – routing study you can't put utilities along hways

Steve – same understanding. We will have all lanes open again after each shift.

Andy Zhao – Desal – 1) why not desal in Morena pumping station 2) lifetime?

John – Desal in Miramar because the existing plant is there. 50 year lifetime, based on steel material in the pipes

CN – thank you and we will expect to see you again..

10. Information Item: PTS 651935 Campus Pt NDP Process 2

4242 Campus Point Dr, propose increase in the existing approved development intensity of combined sites from 1,673,633 sq ft, to 1,901,913 sq ft. Peter Damore, architect presenting.

Steve Pomeranke – Alexandria Bldg – expanding 1.6 to 1.9 million sq feet (see Presentation) – demolish 350,000 sq ft of existing dev – then have 1, 020, 000 left

-Plan proposed to connect a walkable 228,000 sq ft w/ 5 new buildings

-Existing bldg. demolition and 1 approved building that was never built.

-1,020,000 sq feet left... Discussion about the math.

$1,674,000 - 350,000 = 1,324,000$ sq ft $-245,000 = 1,079,000$ sq ft

-Plan proposed to connect a walkable 228,000 sq feet added with 5 new buildings

-CP7 (presentation) 7 levels – area for people outside.

-Parking 2.1 to 2.56 spaces – per 1000 sq ft

Steve – we are replacing asphalt with greenery

AW – Long List

1) Rim pathway connecting to existing public space?

John – Yes

2) Easement vacancy?

Neil – yes, utility easement

3) Permeable pavement – suggests even more

4) Biodiversity – enhance native open space

Bioretention – native plants

John - - Yes Natives i.e. Coast Live Oak / Sages / Milkweed

AW-> Appreciate the planning

NG-Canyons around – native plants around edge – Outdoor conference rooms

IK – Appreciate thinking through, enormous site – you have opportunity to organize the focus. There is no center to the buildings, no vision, what about large trees and pedestrian paths?

Debbie Knight – Opportunity to care for the biodiversity and sense of place – What About removing the parking?

Neil – parking on east side of Campus Pt: yes, have been removing parking since 2018

Neil – Draft EIR is into the City and they are holding this. Info instead of Action

Project is an addendum to 2017 EIR with draft waiting for the City

Debbie – city is allowing this?

Neil – Yes

AW – close to I5 and Bike path? Thoughts of including this as a connector

John – Yes great idea

11. Action Item: Project 673706 Community Plan Amendment initiation, Seritage (Old Sears) Site. East side of UTC, Carey Algaze presenting.

Seritage - the collection @ UTC – owner 266 Sears and KMart

Ken Lombard – Already redeveloped the current building and it will open 2021

Pottery Barn is on the first floor, Corner bakery...

With office spaces on the upper 2 floors

-Crate and Barrel is on their property,

Carey – they have been going to all CPU planning subcommittee meetings with AW

-they are working towards fitting into plan update

Analysis is still being done – mixed use process

- 1 residential tower, 2 office buildings and Open Space

CN – amendment just needs an initiation step – Rec on the 1st step

Debbie Knight – Park Land?

Bill Beck – community member – Building on the former Sears Auto Center is

problematic as it is on a higher plane and looks over the homes in the canyon south. Westfield didn't build there because of the homes

Debbie Knight – if adding housing, you need to add park land.

Westfield got away with double counting. We need to add parks!

Andy Zhao – plan update. What if subcommittee and Seritage don't match?

Justine Nielson – we have all been attending the subcommittee meetings – CPU and

Attempting to understand potential zoning

AN – specialty shops in the last presentation – this is the first we are hearing about

Residential. Please keep us informed!

AW – housing units – 300 proposed? Currently entitled to?

Ans. -how many: 300 to 800 units of residential and 800,000 sq ft office space proposed.

AW - how many acres?

Justine – rezone amendment. EMX, RMX zone density changes. 12.7 acres

AW – 1,000 people for 300 – 800 units therefore 2.8 acres of parks

- Parking?

Ans. 2.1 per 1,000 residential and 3.1 per 1,000 for Retail

AW: How High?

Aggie – 12 stories – office building and 240 ft tall residential (24 stories)

Justine – taken zoning regulations -> per the zoning that we expect. There is a ton

Of additional analysis that still needs to be done

AW – affordable housing and commit to social equity

Ans-Yes they are

AW – they are using the old community plan with zoning in the new community plan

(Can they do this?)

Debbie Knight – high rise next to single family homes. Suggest they come back with

A more thought out project. It is nowhere near ready for even an initiation

Motion – move to table and write a letter of suggestions.

KM – is zoning changes needed for basis of amendment?

CN – when is planning committee meeting

Justine – 2/21

CN – will you need to move your Planning Commission meeting?

Katie Witherspoon – this is not unusual to have a high level review. They have

Provided all the info that the planning group requires at this time.

JM – would Seritage rather us vote or rather us not vote?

AW – come back to us w/out our yes vote?

{Seritage requests a vote.}

JM – Moved to vote on the motion

JA – seconded

Debbie Knight – she feels that we are loosing control and they should come back w/ a

More developed plan

IK – agrees

AZ – With a no vote – can they go to Planning Group?

KM – Yes they can, but with a negative community group recommendation.

Call for vote: Yes 5, - No 12, - ABS 0. The CPA Initiation is not recommended for approved. Voting summary:

Voting Yes: RRW, JA, ATV, JM, KM

Voting No: RC, MB, NG, AW, NR, CL, JS, IK, AN, ML, CU, AZ

Abstain: None

Not Voting: PK

Chair: Not voting.

12. Adjournment at 10:08 pm. Next meeting will be Tuesday, March 9, 2021 by zoom!

Thank you, Chris