



UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE

Meeting Minutes – Tuesday April 19, 2022

Regular Time 6:00 PM

REMOTE MEETING VIA ZOOM

DRAFT

6:05 CALL TO ORDER / ROLL CALL BY CHAIR: Andy Wiese

AW: Calls the meeting to order and calls the roll.

Roll Call:

Members present:

Andy Wiese (AW), Keith Jenne (KJ), Roger Cavanaugh (RC), Debby Knight (DK), George Latimer (GL), Katie Rodolico (KR), Joanne Selleck (JS), Rebecca Robinson Wood (RRW), Aidan Lin (AL), Petr Krysl (PK), Dinesh Martien (DiM), Laurie Phillips (LP), Carol Uribe (CU), Anu Delouri (AD)

Members not present:

Kris Kopensky (KK), Kristin Camper (KC), Melanie Cohn (MC), Jason Morehead (JM),

ROLL CALL TO BE VERIFIED BY AW/NG

Non-voting Member:

Kristin Camper (KC).

Note: MCAS Miramar representative Kristin Camper does not vote per US Government policy.

City Staff:

Nancy Graham (NG) – Sr. Planner, Planning Department, replacing Katie Witherspoon

Suchi Lukes (SL) – Associate Planner, Planning Department

Tait Galloway (TG) – Assistant Director, Planning Department

Some members of the public are identified below as:

Barry Bernstein	(BB)
Nancy Groves	(NGroves)
Diane Ahern	(DA)
Kaitlyn Willoughby	(KWI)
Isabelle Kay	(IK)
Andrew Barton	(AB)
Neil Hyytinen	(NH)
Jeff Dosick	(JD)

Public member (Public)

6:04 Call to Order – Chair Andy Wiese

AW: I want to note we have a new planner who is responsible for our plan update. Katie Witherspoon who had led the plan update for the past 2 ½ years has left San Diego and taken a job in a different city. Her last day was April 8. Our new planner, Nancy Graham, will be taking over the plan update. Nancy is an experienced planner with a long history with the city of San Diego and has led multiple plan updates, for example, the Mission Valley Plan Update. So, while she has spent the last three weeks getting familiar with our plan update, she is familiar with the process.

6:05 Roll Call – Chair Andy Wiese

See list of members present and absent above.
Fourteen members present.

6:10 APPROVAL OF THE MINUTES – February 15, 2022, and March 15, 2022

Defer approval of the minutes until May 17, 2022.

Chris Nielsen (CN) to take minutes for this meeting.

[359 participants on the call.]

6:11 NON-AGENDA PUBLIC COMMENT

DA: Hello friends and neighbors, it's Diane Ahern from University City Community Association. University City east of Interstate 5 has been redistricted out of City Council District 1 and into City Council District 6. Residents will vote in the District 6 City Council primary election in June. We all have the opportunity to meet the three District 6 City Council candidates next week at the League of Women Voters D6 Candidate Forum on Tuesday, April 26, at 6 PM. The Candidate Forum will be conducted via Zoom and facilitated by the League of Women Voters. There is information about the Candidate Forum, including how to submit questions for the candidate, on UCCA's University City News.org website. I'll post information in the chat as well. Thank you so much.

KR: Comment on the plan update process, including south UC. We have spent considerable time on urban planning, space making, and so forth. All of that was thrown out the window when the city presented its zoning proposal at the Feb 2022 meeting which was different than anything proposed or discussed in the past three years and included significant up zoning well

beyond the focus areas. These changes were never part of any discussions. I like many others, feel this violates the principles of transparency. Some of the proposals were presented under false labeling, such as SB9 implementation. This is not SB9. As it stands now, we are supposed to discuss and vote on alternatives at the next meeting. We do not have time when the entire community wants to comment on these unpopular changes, and they should be heard. The community needs more time and subcommittee also needs time to discuss and propose alternatives. The minutes from 2019, 2020, and 2021 are not available anywhere on the city's web sites and should be posted for transparency. Thank you.

AW: I'll note that the minutes for February and March were not available due to transition issues and were not posted along with the agenda. These have been completed now and we will post them as soon as possible, along with the recording, to the web site.

CM Joe LaCava: There are many attending, 160 at the last point. Thanks to many who are participating on an ongoing basis. My office normally has one staffer listening to the meeting, but my office tonight has three staffers listening and taking notes. I want to recognize the staff transition and recognize Katie Witherspoon's contribution. I want to introduce Nancy Graham who I have known for many years as the new planner for the update. Nancy knows there is more work to do; the foundation of the community plan update is community discussion. The plan update is getting to a critical point of identifying specific alternatives that will be subject to rigorous analysis and community review. All who comment are making important points. Be respectful to each other and to staffers. This is a process, not the end. I will continue to listen and read your letters. We met with AW last week. Kaitlyn Willoughby will continue to attend your meetings. Keep talking, keep sharing. I look forward to attending the in person meeting next month. I'll be your councilmember for the rest of the year and will make sure the transition is smooth to the next councilmember.

Ruth DeSantis: I'm a 25-year resident of south I've been involved in the plan update for the past three years. UC. I request that the subcommittee request that new funds not be spent on new parks prior to completing/improving existing park infrastructure. South UC did not have access to DIF funds for a very long time, and now they will be mixed in with the city-wide funds. I urge the subcommittee to consider first improving what we have before adding new infrastructure.

IK: With all the focus on the land use scenarios for south UC I am concerned about the plan update process being siloed. Would like to see how we are connected to our adjacent areas. Would like not to concentrate all development along the trolley line; how should we connect to the east? Rapid bus routes allow developers to build to the east. Can provide jobs and residences elsewhere.

John Madison: Thanks for holding this session and CM La Cava. I'm a 42-year resident, raised my family here. The neighborhoods are family friendly, home to many young families. There is no debate that we have a housing crisis. I'm concerned that no one found out about the townhomes until very recently. We don't know what alternatives were considered. Concerned that external interests may be pushing this I note that author Patrick Condon has refuted this his

original research and now argues that up zoning does nothing but increase land values when used and does not increase affordable housing.

Tommy Hough: I'm running for council in D6. You know I am opposed to the key agenda item tonight and I want to make sure you are aware that you can ask D6 candidates questions at an April 26 League of Women Voters moderated forum. A Mira Mesa Town Council and a Union-Tribune events at the Kearny Mesa Library are also coming up. These may be the only opportunities to ask the candidates in a forum.

Kent Lee: I am a candidate for D6. My wife and I are raising two four-year-olds. Your feedback is important. I am a 15-year resident, running to bring my non-profit experience plus my Mira Mesa Planning Group experience to the council. Participation is important. I look forward to connecting to many of you.

Joan Nagel: I don't want to see the neighborhoods turned into another downtown. I want to keep it a family community. Keep it a home community for us.

[There are 441 participants on the call.]

6:20 Information Item: South University Proposed Land Use Scenarios – Nancy Graham/Suchi Lukes

Values in [...] denote slide numbers from this meeting's presentation deck.

Nancy Graham (NG): Tait Galloway (TG), acting Deputy Directory, will speak first.

Tait Galloway (TG): Thanks for the emails. We understand the South UC (SUC) proposals have raised objections. We've not made any final decisions. Nancy Graham has taken over the project and is working to get up to speed and is doing a good job, so please be patient. She will be addressing the most common questions and comments we have received. We will be coming back to you in May in an in-person meeting to address the south UC proposals in detail. We have not made any final decisions, and we will continue to work on incorporating community concerns into the plan. We will continue to receive your comments and feedback on the proposals.

NG: Project timeline: [(Slide) #5]

Trying to set up a venue. There were 440 people on the call so it will take time to prepare a venue for this discussion. Something that was mentioned earlier was the possible need to take a vote right away. We no longer see that as a possibility as it will take several meetings before the issues are discussed so no vote is scheduled.

March, April, May 17:	Land Use Scenarios (LUS), with May possibly in person.
June 21:	LUS, presentation of the city's preferred LUS.

AW: I would note that the last slide includes the idea of a presentation and recommendation vote on scenarios. There is no vote by the subcommittee in June?

NG: Will present the city's proposal in June. We are not identifying a vote. We would be receiving feedback and making changes. I've been through these projects before. I have been catching up, working on the draft of the community plan. For those that are new, we're working on LUS to present and discuss with the community. Zoning decisions will be made later; LUS are under discussion for now. The draft EIR was not completed in 2021, only technical reports. Next year there will be a final EIR, a final PC hearing, and ratification by the city council. You can examine all the documents on planuniversity.org. No decisions have been made now.

NG: Plan purpose [#7]

NG: What the plan doesn't do [#8]

NG: South UC LUS presentation [#10]
I read every email sent to me even if I did not reply.

NG: SB9. [#11]
Single Family (SF) zoning is gone by SB9. Lots may be split into two lots. Essentially all SF lots in urban areas may be converted into 4 homes. Can be used in high-fire areas.

NG: City Proposal [#12]
Goal is to provide some control on how development proceeds rather than via a state-wide legislation. As with other plan update proposals, would not require any redevelopment.

NG: Parallel SB9 approach [#13]
City proposal lines up with SB9 except 1) SB9 prohibits small subdivisions, city considers them. 2) SB9 requires compliance with local zoning requirements (FAR, height, etc.), city considers customizing zoning requirements.

NG: A better way to implement SB9? [#14]
This will be the focus of the in-person meeting in May.

NG: Custom Zones and Overlays [#15]
Possible zones and overlays specific to University.

NG: Base scenarios for the commercial areas in south UC. [#16]
These areas were studied for the past few years as Focus Area 5.

AW: Could we take comments on Focus Area 5 and possible development?

JS: This pertains to the entire plan area. I don't have a good idea what the density is for FA5 now or proposed. I don't have a basis for comparison to planned or proposed. We need this for next time. Also, we have SB9/ADU/JADU but we have no idea how many conversions or additions we can expect over the next 5, 10, or 15 years.

AW: I have an east end of Governor Dr. question. We understood that overflight and fire department concerns over a single egress caused housing to be considered inappropriate here. Does the urban employment designation indicate the thinking has changed here?

NG: Dual pane windows mean it's not out of the question. Density does matter does matter adjacent to airports. The airport was taken into consideration.

AW: Last we left this it was not a consideration for housing, so it looks to be a change in the 65 dB zone where there are some restrictions.

DK: There is never going to be public transit in south UC. It is crazy for housing to be based on this. We need multiple in-person public meetings with large displays to understand what we are viewing and visualize what we are looking at. Is 1000 housing units crazy for the Vons in south UC or is it OK? This also applies to north UC with a huge amount of proposed development. Zoom has really hurt the community's understanding. We need the same access to information as developers get.

PK: I work for the University, live in University City. It rubs me the wrong way that our planners can't get the name of the community right. The city proposal will relax all constraints with SB9 as the city can only make its SB9 more permissive, not restrictive.

NG: In terms of design, if it can be put objectively, then it can be on the table. However, we cannot restrict the number of possible units. We can add design into that objective.

PK: It's more permissive then to split into 4 houses rather than two.

NG: We need to study it. More permissive is a broad term. It would not be more than 4 units.

AW: I'd like to defer the feedback for FA5 and plazas until next month and turn to north UC.

7:00 Information Item: North University City Proposed Land Use Scenarios – Nancy Graham/Suchi Lukes. [Presentation, p. 17 ff.]

AW: The Chat is part of the public record and will be recorded and counted.

NG: [#18] The adopted LU plan needs a balance between jobs and housing. There are a lot of people that come into University City and we'd like to create a good balance between jobs and housing.

[#19] For Scenario 1, there are 150K total jobs with 83K homes with a 1.81 jobs / housing ratio, and for [#20] Scenario 2, 140K jobs, 62K homes, and a jobs/housing ratio of 2.26.

[#21] For Vista La Jolla (south of the Seritage property in east UTC, and a single-family development) we are looking for a special fix for the current CC-1-3 zoning as downzoning to its current use may not be allowed. CC-1-3 is 29 DU/acre, and suggest zoning be the same as the neighboring properties rather than the proposed 74 DU/acre. We will propose a medium density residential zone at 29 DU/acre.

[#22] Most of the Focus Areas for LUS discussions are adjacent to transit (the trolley).

The Keyser-Marston study (2020) has a low of 27M sq. ft and a high of 36M sq. ft. of commercial development. With Scenario 1 we expect 42M sq. ft., and for Scenario 2, 39M sq. ft. Why have scenarios that are higher than the projection? We don't expect every property to redevelop or even go to the limit when they do. We need to zone higher to make sure there is enough overall space to meet demand.

[# 24] shows the three scenarios side-by-side.

Where should residential focus be vs. economic focus?

Residential mix = 43K, employment mix = 35K.

We would use RMX for residential/commercial sites, EMX for economic sites. RMX Land Use require at least 51% residential as part of the development, EMX allows housing but does not require it. Sites given EMX are currently employment now, RMX are other commercial sites such as shopping centers that may prove desirable to have housing on site.

[#25] Scenario 1 proposed land use.

[#26] Scenario 2 proposed land use.

[#27] We have heard interest in incentive-base bonuses. We would like your feedback on the kinds of incentive bonuses that are appropriate. What areas should it be applied to?

[#29] Tentative schedule for the plan update.

AW: Discussion?

KR: Lots of prime industrial has been converted to mixed use. George Latimer (GL) argued earlier that current prime industrial should be protected. Incentives and requirements should be required on-site, not via in-lieu payments. This has hurt the city's low-income housing production all along.

PK: Terminology: high-density seems to be built on every plot of land available. We need parks, libraries, and and open space to make living in these areas worthwhile. Start with a

lower density and think about higher density if parks are added, using the left-over space for parks.

NG: We could offer incentives for public spaces in exchange for density. Most space is built out, so we need to recognize this. We need to think about urban formats of recreation. We have a dialog with SD Unified to make sure we are meeting their needs, so when there is an identified need, things like schools do get built along with the increased density.

PK: Built up areas won't reverse but we will need parks in the new areas even at the current density. If you don't incentivize parks, you won't get them.

AW: Where is there space in the conversation for parks? Where will the amenities go as part of the plan? Designs? Will we be able to make adjustments to them?

NG: I have them as part of the supplemental development regulations. A good example is found in the Kearny Mesa Plan Update. Requirements for linear parks and other urban spaces were included. CPOZ requirements will have to be codified but need to reflect a land use plan. There will be a dedicated park planner for the University Community Plan Update.

PK: I did not see this in the plan. Where is it in the plan process?

NG: That would be done as part of zoning, which would happen later – later in the year. [#6]

VA: I'd like to echo KR. Suddenly every proposal we have been working on is thrown away. Discussion (in chat) is comparing Mission Valley to UC. This is like comparing pears to apples and does not take into account the uniqueness of each area. We moved here to get lower density and suitable for raising kids. Forcing this idea (S UC proposal) is not a good. Need an in-person meeting and need a "big board" for everyone one to see.

David Wright: I apologize if these comments seem harsh. We all want the same thing, a safe and desirable community. It seems you are trying to solve an issue that isn't broken. You won't get affordable housing with these measures. I oppose these plans. I want to meet and discuss in person. People are tired of hiding in zoom meetings.

David Brodie: Three points: 1) timeline is a 30-year plan but only since February we've really seen the details in the plan. We should go slowly. 2) Plan is to increase density by a factor of three and we should show development examples of this as it is difficult to visualize. We should approve the update after parks. 3) Who is in charge of the project? It should be a community plan not a city plan.

Jeff Dosick: When will we see the mobility options? We have lost the connectivity in bike lanes. Today a young person was hit by a car. We need to see how bike mobility will work prior to more building. We see all the high-rises north of UTC but do not see any improvements in bike infrastructure. Where did the funds from this development go?

NG: We have mobility options. We haven't selected a preferred option. Focus on the LU plan then mobility. Study options assuming a density increase. Pedestrian / bicycle safety is a very high priority.

Jeff Dosick: The traffic engineers still chop the bike lanes in order to make turning lanes for cars.

NG: The new plan will help keep the integrity of the plan

Jeff Dosick: The time keeps being pushed into the future as to when we would see the bike mobility plan and who would pick the priorities. Many people still think the bike lanes are there.

Richard Carson. Distinguished Professor of Economics at UC San Diego. A colleague asked me to take a look at the up-zoning proposal for south University City. The core driving force for these housing recommendations are population estimates made by SANDAG. The state mandates there be enough housing to accommodate population growth. I feel qualified to comment on the SANDAG housing forecasts. These are fraudulent, and do not correspond to acceptable statistical standards. SANDAG uses an end date of 2050 in each of its last three forecasts which have dropped by a total of 600K for the county and 300K for the city over these three forecasts. Latest SANDAG population projections show 2025 population of 1.5M for the city, or a growth of 100K over the actual census count in 2020. 2010 to 2020, the city grew by 79K. This would require the city to grow at 10 times the rate as in the past. Birth rates have been falling, death rates have been rising (or flat, ex. COVID). It's hard to imagine any housing policy calling for this amount of development given a declining population. The household size estimate falling is one way the planners "tweak" the housing needs back into alignment with their development scenario. 25% of the population added in the last decade is directly attributable to UC San Diego students, faculty, and staff. Only one conclusion here: suspend the process. I'll address two more issues here. 1) Don't we need to increase housing supply to meet demand as we were taught in beginning economics? We can't reduce housing costs this way since people can move in from other areas. 2) Are there any alternatives? Yes, since the unique driving force in UC is students. The best thing that could be done is to build housing on the UC San Diego campus. Similarly, QUALCOMM's land could be used for workforce housing.

KMar: Interesting and valuable conversation. I support in-person, but on-line access allows people to participate. I am a resident since 1995. Some commented on a family-friendly atmosphere. My kids are upset that we have many unhoused people. There is a major housing crisis here. We need to build more housing, drive down homelessness. Late in 2020 when two kids, friends of my kids, were going to be homeless. The problem was averted, but the solution ended up being two one-bedroom apartments, so imagine sharing a bedroom with a high-school age child. We need to add a whole lot of housing in SD and UC. There needs to be affordable housing for people who work in the area and help the CAP. It gives our existing residents a better life. How do we ensure that we approve more affordable housing with the plan update? Barrio Logan is an example of on-site housing requirements. There is a huge windfall

to developers in the community in this plan, so a portion of it should be affordable. A recent bike experiment almost resulted in my getting hit. We need walking and biking infrastructure.

AW: I'll speak to that. Barrio Logan approved 15% affordable inclusionary housing. There are other areas like Carmel Valley at 20%. I'd like to turn to more committee members.

AL: Thanks to Nancy. Being thrown into the deep end. Our perspective as students is that we need a place to live. Higher density closer to UCSD is important, but not just for students. I realize there are many families represented here, but it's not just those community members. Students will always be part of the community, and that's just a fact. Length of time of residency should not matter when it comes to having a voice in the community. Thank you for hearing the voice of students.

DK: Richard Carson's comments were good. A 2020 SANDAG grant studied adding 10-30K units in University, but now it's 67K. This is hard to justify given Richard Carson's comments. Developers push for what makes them the most money. Low/medium income residents are most transit friendly. City fills in the transit areas with luxury housing, with the lowest transit propensity. The Circulate San Diego density project report released today had 7%/93% affordable/luxury built. That is not affordable housing or workforce housing. When city proposes adding a lot more development rights it will increase the value of the parcels overnight. Hundreds of millions of dollars with no give backs from developers. Builders will build recreational opportunities as part of their development so we know it can be done. These should be required for all development. They won't come later if you don't require this when development is built. We need to provide a place where people can recreate. Where will those parks be?

[NOTE: The following text is derived from the first part of a letter from Andy Wiese to Katie Witherspoon, then the Sr. Planner with the Planning Department and project leader for the University Plan Update. Since this letter was written, Katie Witherspoon was replaced by Nancy Graham as Sr. Planner and project leader. The letter is given in its entirety in Appendix A.]

AW: I want to give some specific proposals for north UC. I reflect on and appreciate comments made by Karen Martien, Katie Rodolico, Petr Krysl, and Debby Knight. I agree there is a need for planning for new density; we have discussed this for the past three years. Richard Carson's comments about the fraudulent basis for housing and population projections for the future are important and suggest the ways the process has been hijacked by those whose interest are tied to the highest development scenarios. Increases in density and commercial are desirable, but we need balance. We would like to be able to support a LUS by the end of summer.

Overall, my goal is a better balance among the diverse objectives of the update. These include abundant new and affordable housing and space for economic growth in core industries, but also expanded services and amenities to meet the needs of a growing population (including parks, rec centers, open space, schools, and shopping), protection of vital environmental resources, more sustainable development and mobility patterns, and wider access to high quality urban life that characterizes UC today and should in the future.

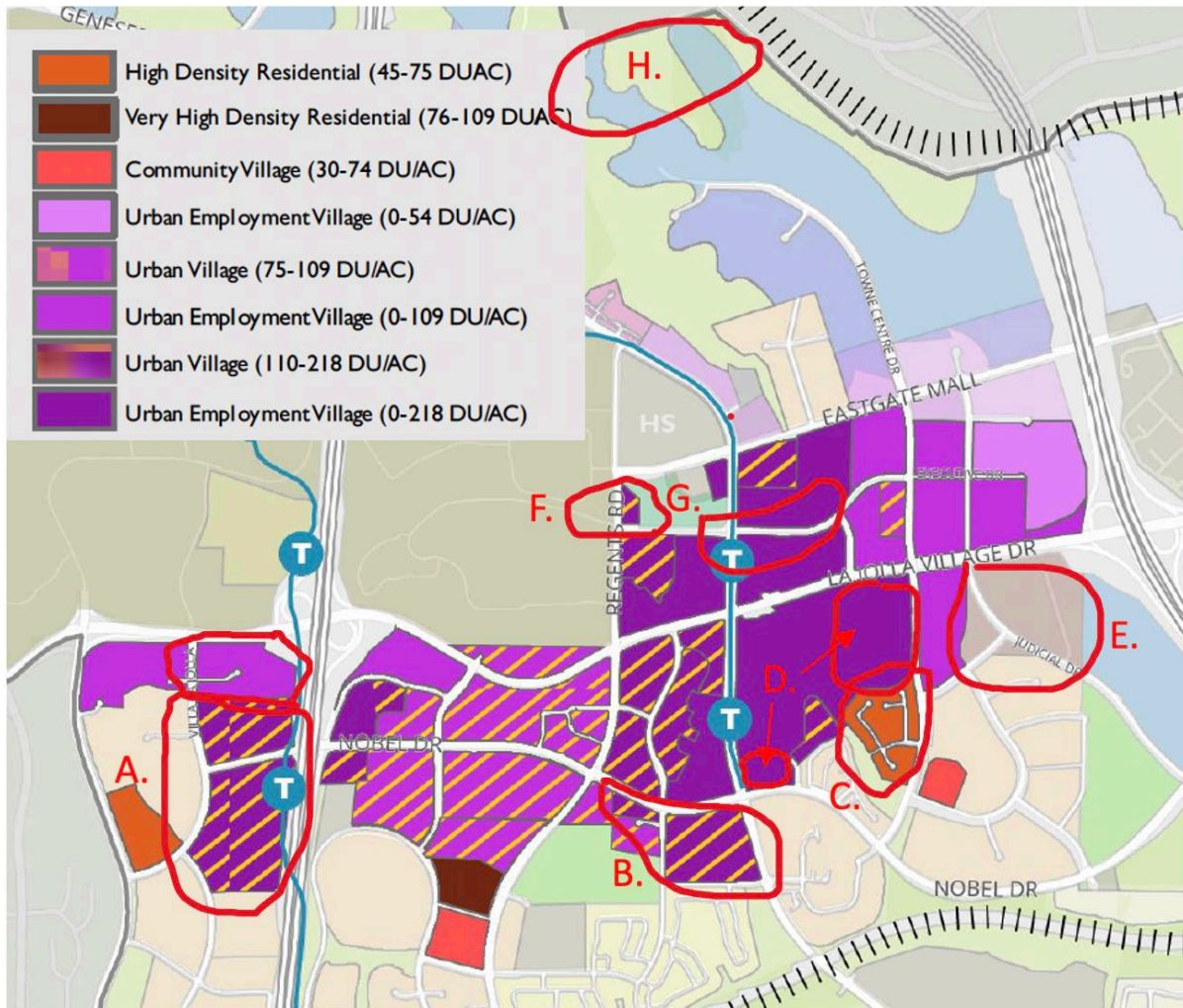
My suggestions below emphasize planning to resolve foreseeable conflicts between housing, needed resident serving uses such as retail and core industry, to maximize affordable housing choices, and to avoid the displacement of current residents and housing through “expulsive zoning” (up-zoning designed replace existing residents with new residents or uses).

It is lamentable that the proposed scenarios target churches, synagogues, single-family homeowners and moderate-income renters for up-zoning and displacement, while they do not mandate housing on sites closest to the Trolley. The corporate entities that own these properties are not asked to contribute to the supply of new housing. Residents foot the bill for that exemption. That needs adjustment.

Overall, I believe that the high end ‘urban village’ densities proposed in both scenarios are undesirable in UC, and probably anywhere that greater equity is a goal. As an urbanist, I take my lead from existing places, and so I hold up the Mesa Nueva neighborhood-UCSD East Campus as an exemplar of high quality, affordable, high density residential development that should be our guide for this update. The state basis for land cost distinguishes it, but its modest 8-story apartment blocks with thoughtful outdoor spaces and amenities and vital ‘street-life’ illustrate what can be done at 143 du/ac. This is a real-world model for development density that we should emulate with this plan. With adjustments, Scenario 2 comes closer to this potential. By contrast, “urban village” densities exceeding 200 du/ac, characteristic of Scenario 1, are only matched in our region by Downtown, which exemplifies the worst features of 21st century urbanism: displacement, sky-rocketing costs, and polarized growth.

I would like to discuss the following specific adjustments:

Scenario 2



A. La Jolla Village Square. Protect community retail and promote affordable housing. Circled area A should be zoned “Commercial Village” in order to preserve future community/area-serving retail and office uses and to promote more affordable housing options within walk of the Trolley and UCSD campus. A higher density residential limit is appropriate here as compared to other CV zones (e.g., 109-143du/ac). This would allow redevelopment that meets essential community needs as the population in University City grows. Double the population will require significant increases in community serving retail and other amenities. RMX zoning and density is a mistake here, as it will invite high rise luxury housing development and displacement of community serving retail by more competitive commercial uses (e.g., Biotech/High-Tech/HQ). Some mix of expanded commercial zoning may be appropriate in the north end of the focus area along La Jolla Village Drive (EMX as shown).

I personally believe we should plan for a scenario with a revised CHL (Coastal Height Limit), but

only if we retain a maximum height designed to produce the more affordable mix of housing and uses that we need here. We have heard from one of the owners that 85' is a "sweet spot," and we may be able to design a CPIOZ with guidelines to accommodate this in parts of the site with appropriate step downs adjacent to existing townhomes. I believe we can achieve subcommittee and PG support for a responsible design along these lines. Those guarantees have to start with the zoning.

B. Avoid displacement and preserve affordability at the SW corner of Genesee and Nobel (Pacific Gardens and Whispering Pines Apartments). These complexes represent some of the most affordable housing in University City. Approximately 2/3 of residents are people of color (Census, 2020). RMX zone and density are inappropriate here as they will invite displacement by luxury tower and commercial development with foreseeable rents 50-100% greater than existing housing.ⁱ We should match or lead the Mayor's developing plans for moderate income housing preservation. Plan for increased housing through redevelopment at lower density with design guidelines incorporating specific anti-displacement and re-housing requirements. Re-zone this area for moderate-density and height (e.g., 50-109 du/ac).

Overall plans for UC should include a minimum inclusionary housing requirement of at least 15%. ***UC should meet or exceed inclusionary and anti-displacement guidelines adopted in the Barrio Logan CPU.***

C. Prevent displacement. Maintain current zoning (0-5 du/ac) for Excalibur Way subdivision, as amended by SB9. 'Expulsive zoning' is inconsistent with the General Plan, which calls for "directing growth primarily toward village centers" and preserving "established residential neighborhoods." (General Plan, SF-6). This area is outside the UTC Focus Area. It has not been subject to community review. Up-zoning to high density invites speculation, displacement and uncertainty, which plan update should seek to avoid.

D. UTC: Re-consider housing here. UTC should include housing requirement (RMX) on at least part of the site. EMX will invite commercial redevelopment away from housing and retail and toward high-end commercial uses (e.g., Tech/HQ) which outcompete housing in UC. Consider RMX at Seritage site. Rezone Palisade site for current and foreseeable use: high density housing (165du/ac). Consider additional housing on site.

On the issue of commercial square footage: note, proposed scenarios 1 and 2 overshoot the high end of Keyser Marston's (pre-pandemic) CPU economic analysis projection by 20-50%. Therefore, a requirement for more residential at UTC could help achieve housing projections and remove pressures for residential displacement elsewhere - without jeopardizing core economic growth.

E. Plan for moderate density and public access at Regents Rd/Exec Dr corner. Zone to match Mesa Nueva (143 du/ac). RMX density invites overbuilding adjacent to park. Plan for park access through site from UCSD East Campus – Mesa Nueva community to Weiss Park.

F. Executive Dr "Paseo." Reconsider housing here. Revise with more RMX on this corridor to

ensure sufficient housing to activate Paseo concept. EMX invites high-end commercial expansion (Tech/HQ) to the exclusion of housing. Without adjacent housing, we can expect the space will remain empty most hours of the week. No housing, no 'Rambla.'

G. South UC Townhouse Rezone. Please prepare a scenario that deletes the proposed Townhouse Zone and retains the existing zoning there under SB9, which is equivalent in density but includes modest protections against speculation and displacement that are not afforded by the city proposal. The townhouse rezone is unrelated to effective transit and unsupported by public feedback.

H. Revise RMX densities to match "Mesa Nueva" model (143 du/acre).

I. Adopt Plan-wide inclusionary housing requirements (15% min) and anti-displacement language (see Barrio Logan CPU).

AW: I'll take comments from the audience.

William Beck:

My name is William Beck. My wife Eleanor and I have lived in University City for twenty years. I am the HOA Board President of both Renaissance and Vista La Jolla.

The City's recommendations are based on a survey that was flawed. I personally saw how the survey data was collected in Westfield on a weekend packed with shoppers from all over San Diego. I saw people taking the survey despite telling pollster I don't live here or I don't know anything about the area. But the pollster said, "It does not matter, take it and get a free shopping bag and/or a cookie."

I am not opposed to building additional lower income housing. But I am opposed to where the city is suggesting they be built. Allowing it to be built by tearing down single-family homes and allowing an owner to erecting multiply units on their lot is wrong.

UC has many office buildings most with large parking lots. Building housing above these would allow people to live close to where they work. If an area such as Towne Centre North were developed with such housing, a new bus route could easily be added and therefore the housing would be close to mass transit.

The Vista La Jolla community where we live has 56 private homes in the shadows of the Westfield and the Seritage shopping centers. The City planners unfortunately made a serious error by changing the zoning of Vista La Jolla from low density residential (5 dwelling units per acre), to a high-density residential (45 to 75 dwelling units per acre.) This change is impossible to do as the building lots are too small!

Members of the sub-Committee and UCPG are being told to review and vote on one of the two scenarios with suggested changes. To me, it sounds like the city is saying okay, here are your two choices - be shot to death or be stabbed to death! Which do you pick? The answer is simple – Neither! UCPG should encourage the City to start over. Redo the survey and do it honestly and correctly. Focus on the people directly affected. Look carefully at the actual lands being targeted for development.

Mario Isagire.: This is the first time I have heard from these speakers. We all want affordable housing, but this will cause the area to be unlivable. Why do we have to do this?

AW: The city is updating the 1987 plan. There have been too many community plan amendments. This is always the sign that the old plan no longer fits the needs of the community. We are updating the plan for the next thirty years. That is the overall context.

Tommy Hough: I appreciate everyone's time and comments. It is very valuable to have these discussions. One thing I've mentioned is that throughout D6 you see similar things but without quite so much density. Where will all the cars go? This is an extraordinary number of people being added to the community. I can see some additional housing, but this is putting the cart before the horse. The Blue Line trolley just won't do it; we need more transit options. I'm opposed to the south UC proposal; We have some opportunities with the Kearny Mesa plan to have new density. I'm proposing to use a lot of unused space in Miramar [ex – USMC]. A lot of office parks. This area already has lots of infrastructure.

AB: How will housing growth fit with population growth in the scenario? The growth does not match what we require by SANDAG which has a 2% increase in population through 2050. For example, proposal scenario 1 gives 207% increase in housing. Why is so much housing being proposed here in excess of the need?

Linda Bernstein: I am a long-term resident, in real estate, and a UCPG board member. I have tried to address why the community is called University, not University City.

NG: The plan area names are flexible; University is the name of the plan, not the community.

Linda Bernstein: Concerning Costa Verde and the loss of Bristol Farms. People in the northeast of UC do not have a market. The proposal to replace Bristol Farms with a small to medium type of market means that area is without an adequate market, and the limited amount of parking proposed may further limit access by the community. The proposal from Alexandria is a warning. Sprouts and Vons are crucial are also in danger.

Linda Beresford: Working with Help Save UC. Petitions to save north and south UC are circulating, also to reinstate in person meetings. At the next meeting we would like NG to discuss the guidelines for the community plan update. It's very troubling to hear speakers discuss the reasons why the plan needs to be updated and note the disconnect between projected needs and

proposed growth. Climate change is important; south UC is not a TPA so there needs to be a much clearer consideration about how people might use transit. We supported transit so people could travel to the community to work. Why do they suddenly all have to live in the community? In-person meetings allow us to visualize how things really look. There have been lots of questions to the Planning Department, but we need to be able to understand all the detail involved in reviewing the plan. It's hard to provide input without an understanding. What is the basis for the data?

Drew Haslett: Nobody rides the trolley, so maybe they need to change this. When do they take into account what is said in these meetings? I've been to four or five, and the plan does not seem to change. Is this a waste of time to recommend changes, come back, and nothing changes?

NG: We have to answer to state law, so we need to build more housing near transit. We need to both satisfy state law and consider people's input.

Drew Haslett: I don't know about SB9 or zoning. Is there a point to coming to these meetings if there is no change and we just have the same discussion?

AW: This is my concern. There is a major expectation and commitment that we will work with the city to revise the plan and provide LUS we may be able to vote to approve. You have my commitment that we do not want to waste our time on this process. There are many ways planners have revised the plan so far. It's my expectation that this will continue.

NG: The state law is AB32 regarding reduction of greenhouse gasses. Note that in the chat there is a reference to a "Nancy Graham" with CCDC. This Nancy Graham is NOT me. She is 70.

TG: Part of the process is to discuss north UC, and we will take comments from the committee and public next time and will revise. We get that there is disagreement, but we are following a process.

DK: San Diego is told by the state how much housing to build, but we need to provide a mix of housing over all income ranges. We built more above market rate housing than we needed. We build miniscule amounts of other income level housing. We need to build a high percentage of low to moderate income housing. This is not what's happening. Luxury high-rise residents won't ride transit. Developers bring both good and bad to cities but the errors of today's planning decisions will haunt us for decades to come. Barrio Logan from long ago is an example. We're making profound mistakes now. Bring sunshine and thoughtfulness to the process. Hybrid and in-person meetings provide a way to visualize the process in the same way that developers do. What's missing is all the rest of the plan outside of density.

KR: It looks like you took a church at Executive Drive and Genesee and rezoned it mixed use by mistake.

VA: I suggest some of the laws involved need clarification as to their implications, so it would be great if the city explained them. For example, housing near transit and how the south might use transit, too.

Anita Luk: I am a 30-year resident. Looks like the city is trying to destroy single family areas. Why? We are strongly opposed.

Paul Goldstein: More sunshine and transparency are desirable and we need in-person meetings. I work with maps, and I know bad maps and math when I see it. I question the logic that it is required by SB9 and community village plan. Town homes look good but there seems to be a disconnect. Why do this if we already can do it with SB9 alone? There could be 9 units / lot after combining lots. The literature and documentation are very hard to find and understand. Why can't we have grown up maps? In-person might facilitate this. I'm hoping this is poor presentation rather than a plan to put one over on us.

Ruth DeSantis: Nancy can you say how many are on the zoom call. [AW: 440 people max.] This is more than usual. Hits at the core of the plan. Back to the drawing board. UC is historically a suburban area. Many bought their homes with their savings and is their primary asset. Many do not want to go from suburban to urban. Why can't Alexandria build low-income housing on their Costa Verde property? Leave south UC and other areas alone. I think this is just the tip of the iceberg tonight. It's very hard for some people to attend in-person meetings at night. It is better community engagement to keep these meetings on zoom.

Ryan Abelowitz: Born in UC, 38 years old. With reference to NG's original comments relative to reducing the carbon emissions and the law. Housing is not the only way to do this. Carbon emissions and housing are very different. Housing can be dealt with separately from carbon; they do not need an intertwined solution.

Brian Tsui: Construction accounts for 38% of global emissions. There are ways to solve carbon emissions, like building in other areas or installing solar homes or using an electric car. A back of the envelope calculation indicates we might be increasing emissions. The survey is fraudulent, generating fraudulent data. I feel that the fate of many people may be decided this way.

Jay Smith: A 17-year resident. The same walk AW presented through north UC could work for south UC. Could you help here? I think your perspective on change in south UC could incorporate some community feedback into the process. I appreciate the comments, feedback, and the plan. If there were detail showing what feedback resulted in what change, this would be very helpful. The feedback loop would increase transparency. A hybrid meeting might be most effective.

AW: As chair, I am extraordinarily proud of my neighbors and the community. I'd like to thank the staff attending, Nancy Graham, Tait Galloway, and Suchi Lukes. Joe LaCava, council candidates, too. I appreciate the comments and will review them carefully. The great majority

are concerned with the townhome zone proposal. I recognize NG has arrived in the midst of a plan and it's a difficult position. You did not initiate the townhome plan but you're left to manage it. Making space for a meeting where revisions can be considered is a good idea.

NG: The May meeting will be May 17th but we don't have a location, yet. We cannot guarantee the format, though. The meeting will be announced as soon as it confirmed.

TG: We will post the recording as soon as possible.

DK: Can you make the chat available?

AW: We will also work on the chat.

9:02 Meeting adjourned.

DRAFT

APPENDIX A: Letter from Subcommittee Chair Andrew Wiese to Katie Witherspoon, March 23, 2022

March 23, 2022

Katie Witherspoon
Senior Planner
City of San Diego

Dear Katie,

Please consider the following suggested revisions to the land use scenarios proposed for review as part of the University Community Plan Update.

As I expressed in our conversation earlier this week, I am disappointed that after three and a half years, the Planning Department has selected a set of future scenarios that are unlikely to earn the support of the CPU-Subcommittee or the UCPG. I know that I am not alone in desiring the opportunity to vote *for* a proposed scenario rather than against them all.

I think we can achieve this goal.

Personally, I believe that Scenario 2 could serve as the basis for a supportable scenario with adjustment, including specific revisions listed below. I urge you to incorporate these and to remain open to constructive suggestions from other members of the public between now and the end of April. Adjusted to reflect changes in Scenario 2, Scenario 1 could potentially be approved for study with the explicit understanding that it reflects the high-end limit for future development *if* property owners exercised community serving density bonuses yet to be designed.

Overall, my goal is a better balance among the diverse objectives of the update. These include abundant new and affordable housing and space for economic growth in core industries, but also expanded services and amenities to meet the needs of a growing population (including parks, rec centers, open space, schools, and shopping), protection of vital environmental resources, more sustainable development and mobility patterns, and wider access to high quality urban life that characterizes UC today, and should in the future.

My suggestions below emphasize planning to resolve foreseeable conflicts between housing, needed resident serving uses such as retail and core industry, to maximize affordable housing choices, and to avoid the displacement of current residents and housing through “expulsive zoning” (up-zoning designed replace existing residents with new residents or uses).

It is lamentable that the proposed scenarios target churches, synagogues, single-family homeowners and

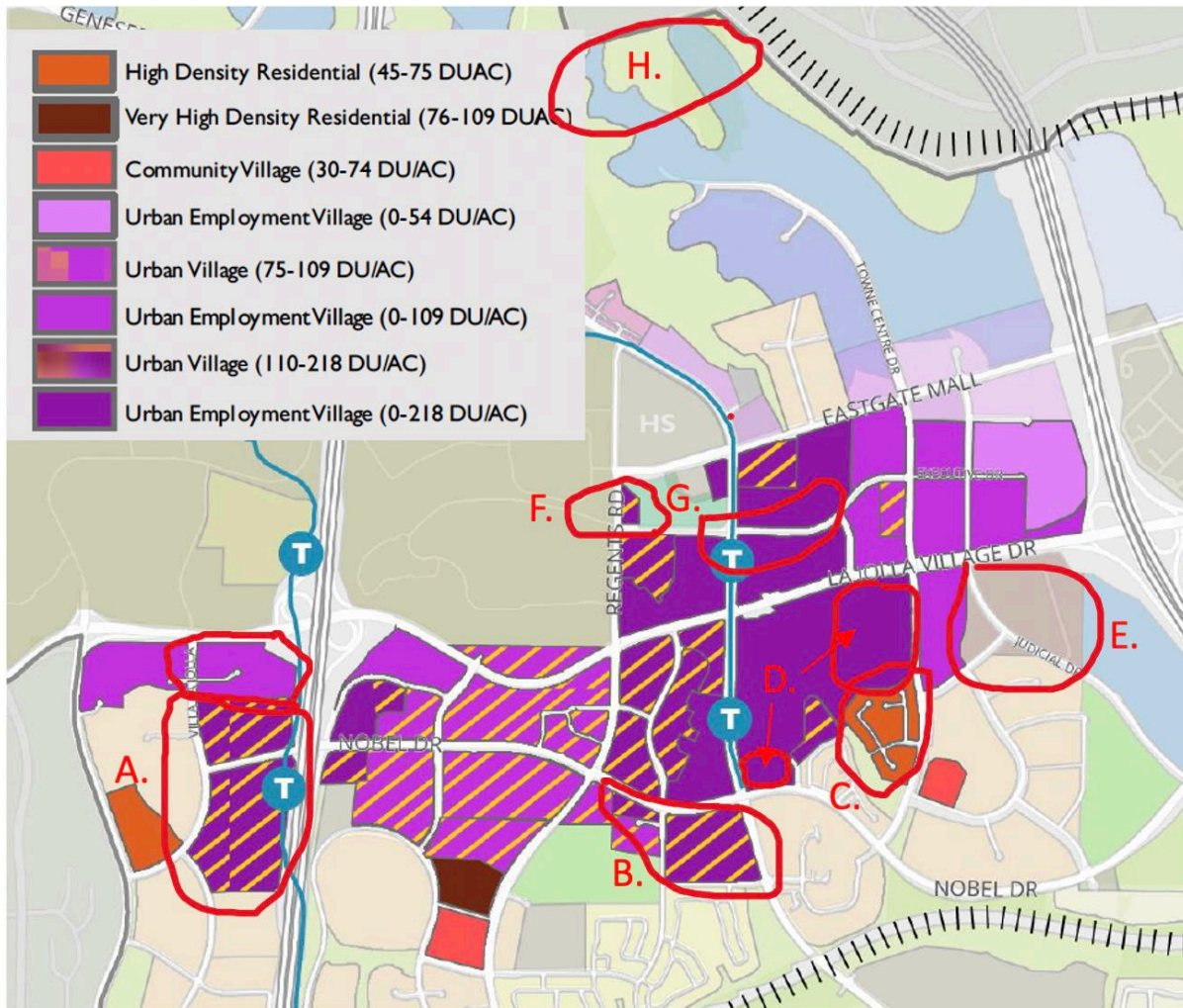
moderate-income renters for up-zoning and displacement, while they do not mandate housing on sites closest to the Trolley. The corporate entities that own these properties are not asked to contribute to the supply of new housing. Residents foot the bill for that exemption. That needs adjustment.

Overall, I believe that the high end 'urban village' densities proposed in both scenarios are undesirable in UC, and probably anywhere that greater equity is a goal. As an urbanist, I take my lead from existing places, and so I hold up the Mesa Nueva neighborhood-UCSD East Campus as an exemplar of high quality, affordable, high density residential development that should be our guide for this update. The state basis for land cost distinguishes it, but its modest 8-story apartment blocks with thoughtful outdoor spaces and amenities and vital 'street-life' illustrate what can be done at 143 du/ac. This is a real-world model for development density that we should emulate with this plan. With adjustments, Scenario 2 comes closer to this potential. By contrast, "urban village" densities exceeding 200 du/ac, characteristic of Scenario 1, are only matched in our region (correct me if I'm wrong) by Downtown, which exemplifies the worst features of 21st century urbanism: displacement, sky-rocketing costs, and polarized growth.

I look forward to working with you to produce a better University Community Plan.

I may have additional suggestions as I work through the materials. In the meantime, please consider the following specific adjustments:

Scenario 2



A. La Jolla Village Square. Protect community retail and promote affordable hsg. Circled area A should be zoned "Commercial Village" in order to preserve future community/area-serving retail and office uses and to promote more affordable hsg options within walk of the Trolley and UCSD campus. A higher density residential limit is appropriate here as compared to other CV zones (e.g. 109-143du/ac). This would allow redevelopment that meets essential community needs as the population in University City grows. Double the population will require significant increases in community serving retail and other amenities. RMX zoning and density is a mistake here, as it will invite high rise luxury housing development and displacement of community serving retail by more competitive commercial uses (e.g., BioTech/High-Tech/HQ). Some mix of expanded commercial zoning may be appropriate in the north end of the focus area along La Jolla Village Drive (EMX as shown).

I personally believe we should plan for a scenario with a revised CHL, but only if we retain a maximum height designed to produce the more affordable mix of housing and uses that we need here. We have heard from one of the owners that 85' is a "sweet spot," and we may be able to design a CPIOZ with

guidelines to accommodate this in parts of the site with appropriate step downs adjacent to existing townhomes. I believe we can achieve subcommittee and PG support for a responsible design along these lines. Those guarantees have to start with the zoning.

B. Avoid displacement and preserve affordability at the SW corner of Genesee and Nobel (Pacific Gardens and Whispering Pines Apts). These complexes represent some of the most affordable housing in University City. Approximately 2/3 of residents are people of color (Census, 2020). RMX zone and density are inappropriate here as they will invite displacement by luxury tower and commercial development with foreseeable rents 50-100% greater than existing housing.ⁱⁱ We should match or lead the Mayor's developing plans for moderate income housing preservation. Plan for increased housing through redevelopment at lower density with design guidelines incorporating specific anti-displacement and re-housing requirements. Re-zone this area for moderate-density and height (e.g., 50-109 du/ac).

Overall plans for UC should include a minimum inclusionary housing requirement of at least 15%. ***UC should meet or exceed inclusionary and anti-displacement guidelines adopted in the Barrio Logan CPU.***

C. Prevent displacement. Maintain current zoning (0-5 du/ac) for Excalibur Way subdivision, as amended by SB9. 'Expulsive zoning' is inconsistent with the General Plan, which calls for "directing growth primarily toward village centers" and preserving "established residential neighborhoods." (General Plan, SF-6). This area is outside the UTC Focus Area. It has not been subject to community review. Up-zoning to high density invites speculation, displacement and uncertainty, which plan update should seek to avoid.

D. UTC: Re-consider housing here. UTC should include housing requirement (RMX) on at least part of the site. EMX will invite commercial redevelopment away from housing and retail and toward high-end commercial uses (e.g., Tech/HQ) which outcompete housing in UC. Consider RMX at Seritage site. Rezone Palisade site for current and foreseeable use: high density housing (165du/ac). Consider additional hsg on site.

On the issue of commercial square footage: note, proposed scenarios 1 and 2 overshoot the high end of Keyser Martson's (pre-pandemic) CPU economic analysis projection by 20-50%. Therefore, a requirement for more residential at UTC could help achieve housing projections and remove pressures for residential displacement elsewhere - without jeopardizing core economic growth.

E. Plan for moderate density and public access at Regents Rd/Exec Dr corner. Zone to match Mesa Nueva (143 du/ac). RMX density invites overbuilding adjacent to park. Plan for park access through site from UCSD East Campus – Mesa Nueva community to Weiss Park.

F. Executive Dr "Paseo." Reconsider housing here. Revise with more RMX on this corridor to ensure sufficient housing to activate Paseo concept. EMX invites high-end commercial expansion (Tech/HQ) to the exclusion of housing. Without adjacent housing, we can expect the space will remain empty most hours of the week. No housing, no 'Rambla.'

G. South UC Townhouse Rezone. Please prepare a scenario that deletes the proposed Townhouse Zone and retains the existing zoning there under SB9, which is equivalent in density but includes modest protections against speculation and displacement that are not afforded by the city proposal. The townhouse rezone is unrelated to effective transit and unsupported by public feedback.

i 1br rent at Pacific Gardens (\$2,100/mo) compared with \$3,400-5,100/mo at Lux and Palisade.

[Update to package: for presentation, April 19, 2022]

High rise zoning : large lots - 108-190 units/acre

DENSITY IN UNIVERSITY RESIDENTIAL



High rise rents – 1br apts advertised:

The Lux: \$3,415-5,400 / mo
Palisade: \$4,100-5,400 / mo
Towers: \$3,600 / mo

Mid-rise zoning: smaller lots – 109-152 du/ac

EXAMPLES OF DENSITY

Example: Medium
High-Density
Residential
Dwelling Units: 150
DU/Acre: 109 du/ac
Stories: 4



Laurel Bay condos
Bankers Hill



Aloft Condos, Cortez Hill
152 du/ac

Existing Low Rise Multi-Family



Low Rise Rents – 1br apartments:

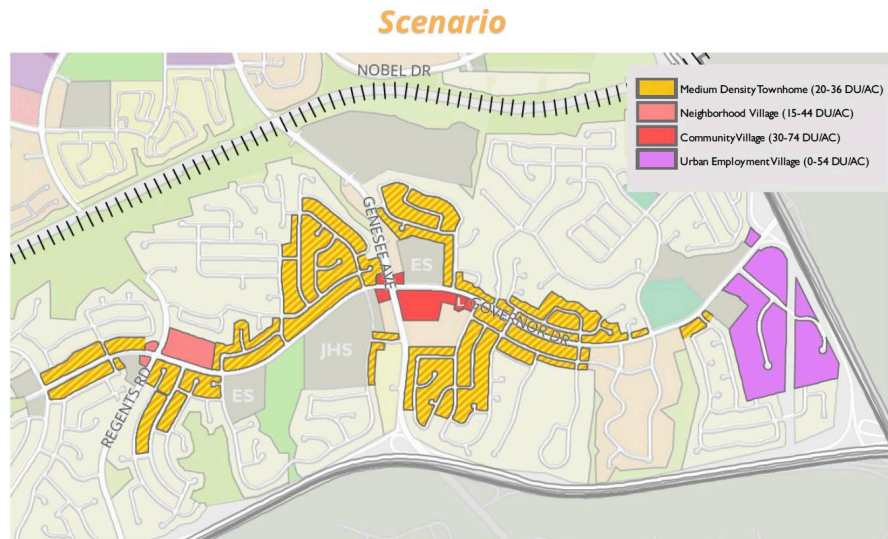
Pacific Gardens (Nobel/Genesee) \$2,100 / mo
Whispering Pines (Nobel/Gen) \$2,100-2,500 / mo
Village Square (adj Trader Joes) \$2,500 / mo
Solazzo Apts (Gilman/Villa LJ) \$2,750 / mo

SOUTH UNIVERSITY: PROPOSED SCENARIOS

DRAFT LAND USE OPTIONS FOR DISCUSSION

An option for further discussion is to study the implementation of medium-low density, multi-family residential within areas of SB9 Implementation.

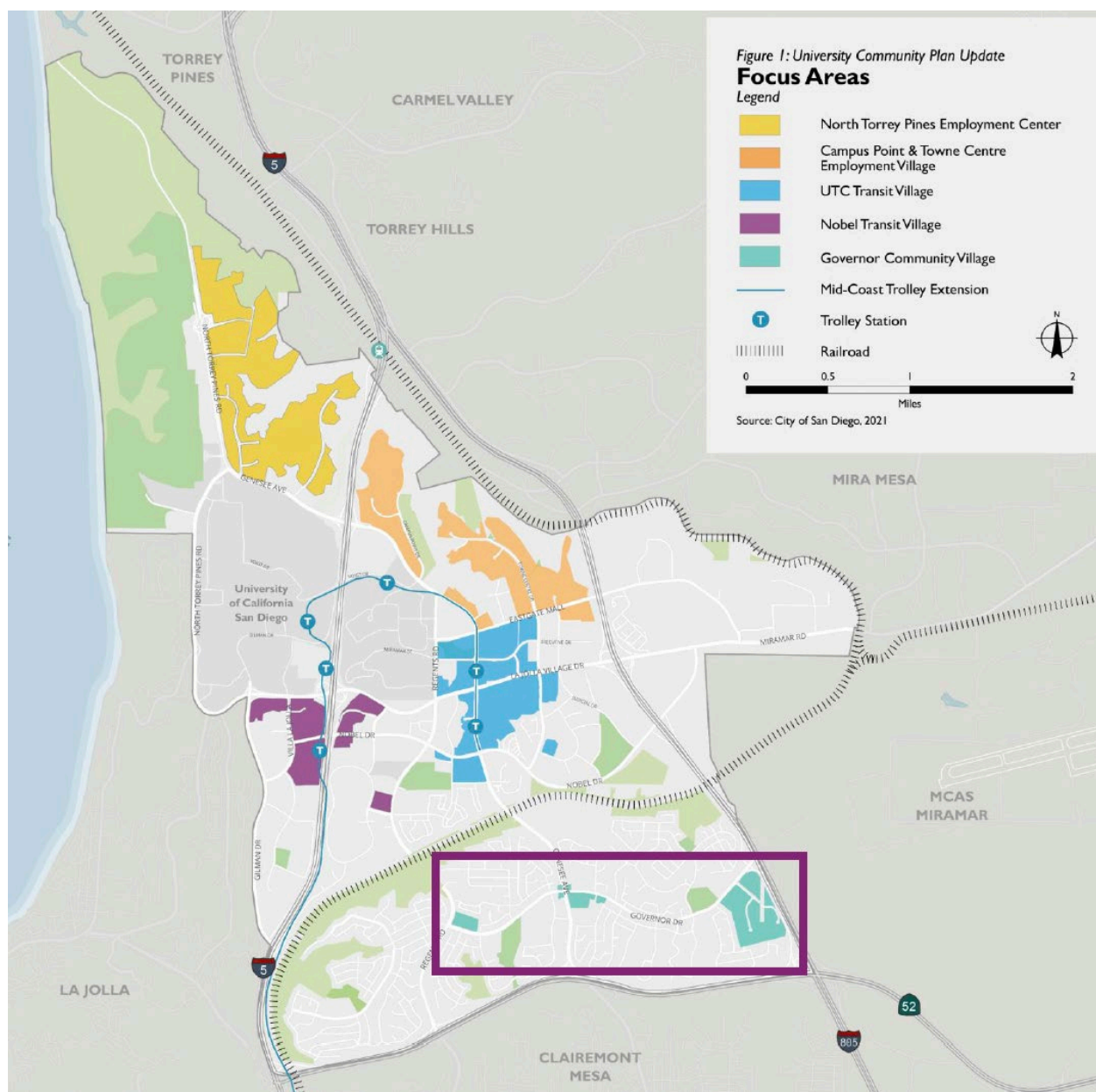
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Renderings and graphics are for illustration purposes only. DRAFT land use scenarios are for discussion purposes only and are subject to change.

planuniversity.org | 18

Focus Areas studied through Dec, 2021 – for comparison with proposed scenarios.



UCPU Subcommittee presentation, Planning Department, March 15, 2020

“Draft Land Use Scenarios –Subcommittee Feedback Options:

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Draft Land Use Scenarios for **South University** will be discussed again on **April 19th**. UCPU Subcommittee presentation, March 15, 2020, **p.27, March 15**

SUPPORT MATERIALS :

Acreage for new housing RMX in Core and Nobel Focus Areas:

1. SW corner Gen/Nobel, (778,735/43,500 sf – 17.9 ac) (x218 = 3,902du); (x290=5,291du); (x109du = 1,951du)

2. South side Nobel, west of 1. (310,625/43,500sf – 7.14ac).(x218du = 1,633) (x290 = 2186) (x109 = 806du)

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4. NE cor Regents/Exec Dr – ATT property (84,609/43,500sf – 1.9ac)

5. SW cor Gen/Eastgate - Good Samaritan Church (325,288/43,500sf – 7.5ac)

11. Renaissance Plaza – CVS-Rubios Plaza (227,205/43,500sf – 5.2ac) = 385du

UTC Core Subtotal: 38.8ac of RMX in Focus Area +5.2 Cmtly Village: 38.8 (x218/ac = 8450 du) - (x 290/ac = 11,252 du) +385

11,252x 2.2 people/unit = ~ **638 people/acre**

6. South side Nobel at I-5 – Cherry Creek Mtg LLC (201,483/43,500 - 4.6ac)

7. So side University Center Ln- Nobel and 805 – Plastic surgery center (99,465/43,500sf – 2.3ac)

8. Whole Foods Plaza (663,106/43,500sf – 15.2ac)

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10. La Jolla Colony – Ralphs Plaza (310,661/43,500sf – 7.1ac) + 525 du (Cmtly Village)

Nobel Square Focus Area Subtotal – 55.2 ac (x218 =12,033du) (x290du/ac = 16,008 du) + 525du

W of I-5 @ Community Village density **48.3 ac** (x74du/ac = 3,574 du) + 6.9 ac @ 218-290du/ac = 1,504-2,001du

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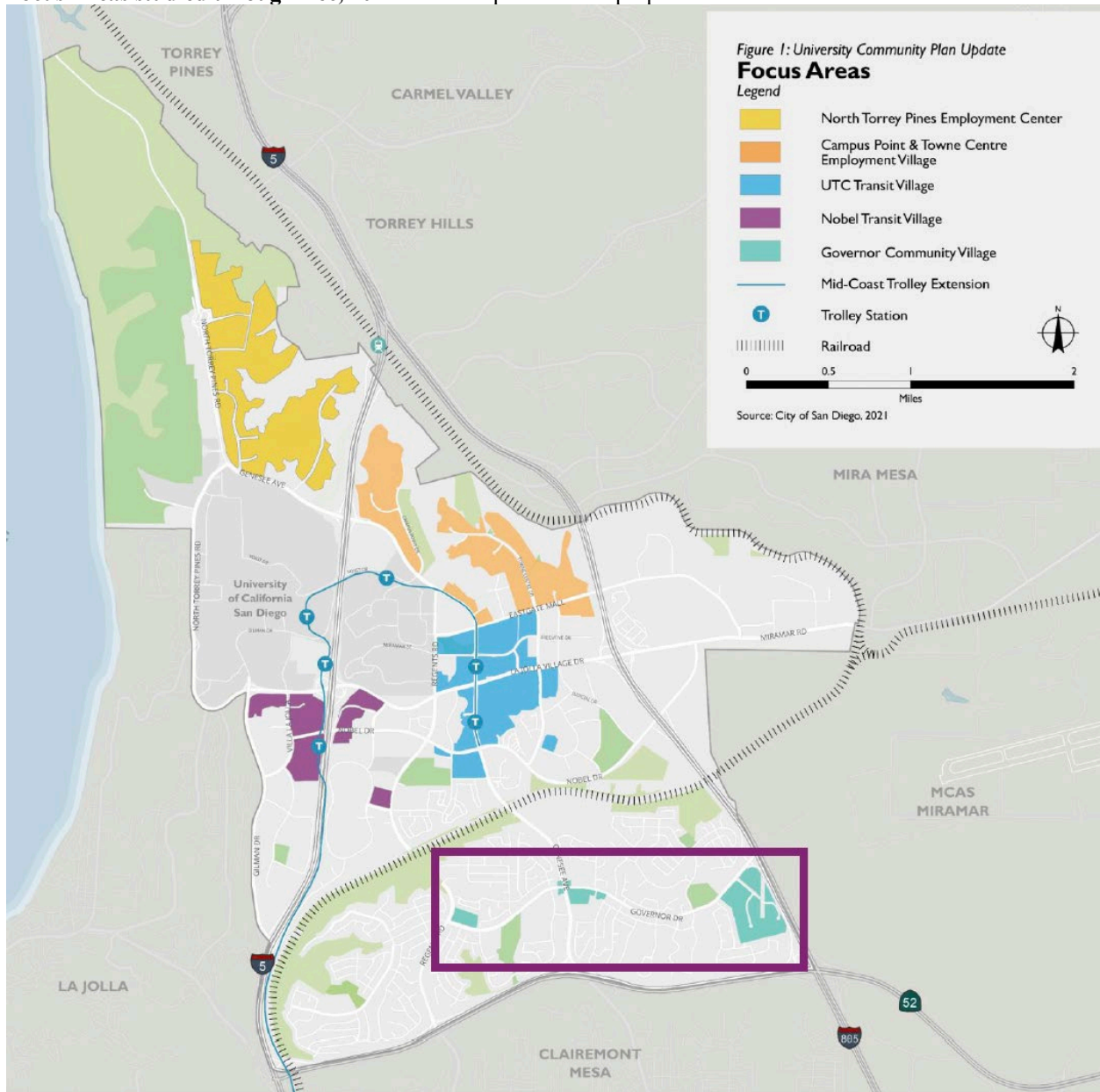
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