

PLANNING GROUP ANNUAL REPORT PORTAL

Submitted by: Anonymous user

Submitted time: May 26, 2025, 5:53:15 PM

1a. Provide your planning group's name.

- **University**

Members

Member Details

2b. Provide Voting Member Name.

Karen Martien (R1-A)

2d. Indicate seat held/community affiliation.

- **Resident**

Member Details

2b. Provide Voting Member Name.

Georgia Kayser (R1-B)

2d. Indicate seat held/community affiliation.

- **Resident**

Member Details

2b. Provide Voting Member Name.

Andrew Wiese

2d. Indicate seat held/community affiliation.

- **Resident**

Member Details

2b. Provide Voting Member Name.

Chris Nielsen (R2-A)

2c. Indicate Officer Position, if applicable.

- **Chair**

2d. Indicate seat held/community affiliation.

- **Resident**

Member Details

2b. Provide Voting Member Name.

Josnn Sellick (R2-B)

2d. Indicate seat held/community affiliation.

- **Resident**

Member Details

2b. Provide Voting Member Name.

Daren Esposito (R2-C)

2d. Indicate seat held/community affiliation.

- **Resident**

Member Details

2b. Provide Voting Member Name.

Jon Arenz (R3-C)

2d. Indicate seat held/community affiliation.

- **Resident**

Member Details

2b. Provide Voting Member Name.

Carol Uribe (B1-A)

2d. Indicate seat held/community affiliation.

- **Business**

Member Details

2b. Provide Voting Member Name.

Linda Bernstein (B1-C)

2d. Indicate seat held/community affiliation.

- **Business**

Member Details

2b. Provide Voting Member Name.

Fay Arvin (B2_A)

2c. Indicate Officer Position, if applicable.

- **Vice-Chair**

2d. Indicate seat held/community affiliation.

- **Business**

Member Details

2b. Provide Voting Member Name.

Neil deRamos (B2-C)

2d. Indicate seat held/community affiliation.

- **Business**

Member Details

2b. Provide Voting Member Name.

Anna Bryan (B3-C)

2d. Indicate seat held/community affiliation.

- **Business**

Member Details

2b. Provide Voting Member Name.

Mike Borisov (R4-A)

2d. Indicate seat held/community affiliation.

- **Resident**

Member Details

2b. Provide Voting Member Name.

Emma Chavez (R4-B)

2d. Indicate seat held/community affiliation.

- **Resident**

Member Details

2b. Provide Voting Member Name.

Apolo Madrigal (R4-C)

2d. Indicate seat held/community affiliation.

- **Resident**

Appointed Members

Appointed Member Details

2e. Provide appointed member names, if applicable.

Anu Delouri (Membership Secretary)

2f. List Interest Represented by Appointed Seat (e.g. youth, other agency, large employer, etc.).

UC San Diego Administration

Appointed Member Details

2e. Provide appointed member names, if applicable.

Kristin Camper

2f. List Interest Represented by Appointed Seat (e.g. youth, other agency, large employer, etc.).

MCAS Miramar Base Commander

Subcommittee

Subcommittee Member Details

2g. Name of Subcommittee.

Plan Update Subcommittee

2h. Provide the Name of the Subcommittee Chair.

Andrew Wiese

2i. List Names of Subcommittee Members.

Carol Uribe, Neil deRamos, Roger Cavanaugh, Joann Sellick, Peter Krysl, Kristin Camper, Anu Delouri, Aidan Lin, Andrew Wiese, George Lattimer, Katie Rodolico, Jason Moorhead, Keith Jenne, Veronica Ayesta, Laurie Phillips, Melanie Cohn, Debby Knight

3a. How many regular meetings did your planning group have this year?

10

3b. How many total subcommittee meetings did your planning group have this year?

4

3c. Have there been any amendments to the planning groups bylaws that have been approved by the City? If so, select yes and describe.

Yes

3d. Describe amendment(s).

Modification to allow for voting members to attend on Zoom for hybrid meetings, per modification of CP 600-24, May 2024.

4a. How many members are identified on the planning group per your operating procedures?

21

4b. How many members are currently seated (non-vacant)?

15

4c. How many vacant seats were declared this year?

3

4d. Are there any issues with retaining members on the planning group?

Business members frequently lack the time to attend in person; we expect that the provision for voting members to attend over Zoom will be very helpful in the future.

4e. When were this year's annual elections held?

Mar 11, 2025

4f. How many individuals voted in this year's election?

40

4g. Describe any issues or challenges with this year's annual election / special election(s).

All seats uncontested. Attribute to "Plan Update Fatigue". Plan Update passed in July 2024.

4h. How were election issues resolved or corrected?

Participation again rising on election of new voting members.

4i. Have there been any complaints received regarding individual planning group members or the planning group as a whole?

No

5a. Community Plan Updates (CPUs).

Yes

5b. Describe key actions taken related to CPU's (e.g. dates of discussion, results of votes).

May 14, 2024, unanimously approved a 65 page comment to City Planning. This comment was a constructive criticism of the Plan Update showing areas of agreement and disagreement and suggestion for improvements.

5c. Community Plan Amendments (CPAs).

No

5e. Rezones.

No

5g. Infrastructure Priorities (Prioritization of CIP Projects).

Yes

5h. Describe key actions taken related to CIP's (e.g. dates of discussion, results of votes).

February 11, 2025, final approval of our CIP list adding an important Library CIP for the city to impliment in FY 26. Discussions held at 5 meetings during year.

Project Review

Project Review Details

7a. Provide the Name of the Project.

UCPG Comment on the DRAFT Plan Update document

7b. Provide the Address of the Project.

UC Plan area

7c. Provide Planning Group's Recommendation.

A critique of the plan update was provided, not an explicit recommendation

7d. Alternatively, please attach the planning group's minutes documenting development project recommendations.

PDF UCPG Report and Recommendations - 5-15-24 - FINAL.pdf
1.8MB

8a. Provide the name of the organization involved in past or ongoing collaboration or joint activities.

University City Community Association

8b. Describe the nature of the partnership or collaborative effort.

UCCA aids the UCPG with posting of meeting recordings, agendas, notification of items of interest on their website. UCPG provides UCCA with planning comments for newsletter and oral summaries at meetings.

9a. Upload your approved minutes for the year and any relevant documents you wish to include in this year's annual report.

PDF 2024_2025_UCPG_Minutes.pdf
866.5KB

9b. Upload any other documentation relevant to any of the report sections.

PDF 2025_UCPG_representation_composition.pdf
83.1KB

10a. Planning Group Representative.

Chris Nielsen, Chair

10b. Email.

cn@adsc-xray.com

10c. Phone Number.

858-663-0186

11. Additional notes or comments.

Demographic information provides a comparison of 2023-24 versus 2024-25 vs SANDAG

Report and Recommendations of the University Community Planning Group on the ~~Community Discussion Draft of the University~~ Community Plan

University Community Planning Group

~~July 11, 2023~~ May 15, 2024

Key to highlighted text in this document:

- **Black Text** represents original language from the UCPG Report and Recommendations, approved by UCPG, July, 2023.
- **Blue Text** represents new language proposed for approval by the UCPG, May 14, 2024
- **Green Text (in bold/italics)** represents specific changes to the Discussion Draft recommended by UCPG, July, 2023.
- ~~Strike-outs~~ represent proposed deletions to original language from the UCPG Report and Recommendations, as approved by UCPG, July, 2023.

Introduction

The ~~Community Discussion Draft of the University Community Plan~~ (**D-UCP**) was introduced to the public at the April 11, 2023, **April 9, 2024** meeting of the University Community Planning Group (UCPG). It is detailed, comprehensive and complex.

The Discussion Draft-**UCP** has many strengths and also areas for improvement. ~~It is a Draft.~~

The University Community Plan Update (UCPU) process has been ongoing for almost five **and a half** years. The process began in October 2018 with a well-attended community workshop. A University Community Plan Update Subcommittee of the UCPG was selected ~~through a process established by the City of San Diego Planning Department~~ in October 2018. The Subcommittee began regular monthly meetings in January 2019. It has held over 40 public meetings to organize community feedback. The UCPU Subcommittee provided regular monthly updates to the UCPG.

The process has been dynamic, including the involvement of two mayors, three city council members, three Planning Department directors, and ~~three~~ **five** community planners, in addition to multiple Planning Department section directors, urban designers, parks planners, traffic engineers and other city staff.

The UCPU Subcommittee of the UCPG has been the one consistent public body engaged with the process. Members are volunteers representing the interests of the University Community Planning Group, residents, businesses, community and business organizations (University City Community Association, Friends of Rose Canyon, Biocom California), UCSD and MCAS-Miramar. Collectively, members of the Subcommittee have devoted thousands of hours to the future of the University Community during the last five **and a half** years.

This Report reflects the recommendations of the ~~UCPU Subcommittee as amended and approved by the Board of the UCPG in response to the Discussion Draft of the~~ University Community Plan. It builds on a **earlier** reports ~~It was approved by the UCPU Subcommittee on June 20, 2023, by a vote of 12—0 and by the Board of the UCPG on July 11, 2023 by a vote of 10—2 with one abstention.~~

This Report was approved by the Board of the UCPG on May 14, 2024.

The Report includes general principles and specific recommendations of the UCPG for revisions to the ~~Community Discussion Draft of the UC Plan~~. It focuses on Urban Design and Land Use, Commercial Plazas, Affordable Housing, Displacement, Mobility, Parks and Recreation, Sustainability, and Implementation. The Report includes Alternative ~~(or Dissenting)~~ Views where there were differences of opinion among members of the **UCPU Subcommittee in 2023**. Alternative views are clearly marked and do not represent the opinion or recommendation of the UCPG.

This Report references specific pages and policies of the ~~Community Discussion Draft of the University Community Plan~~, which can be found here:
<https://www.planuniversity.org/>

Summary of Subcommittee Work and Recommendations:

The ~~Discussion Draft of the~~ **University Community Plan** includes the following **Vision and Guiding Principles**, reflecting the input of the community and UCPU Subcommittee.

Vision and Guiding Principles: (see ~~Discussion Draft-~~**UCP**, p. 13).

Vision:

“A diverse and dynamic community with renowned higher education, healthcare, scientific research and technology institutions and businesses connected through a robust multi-modal transportation network to a vibrant, mixed-use urban core and varied residential neighborhoods, which protects its unique natural habitat and canyon systems.”

Guiding Principles:

1) **Renowned Institutions:** The development of institutions that provide world leading research, higher education and healthcare which contribute to the built environment and support the economic growth and attractiveness of the community.

2) **A Vibrant Mixed-Use Urban Core:** A land use pattern that focuses growth into a vibrant urban core which contains regional transit connections and a distinct range of uses, character, streetscapes, places, urban form and building design as a leader in sustainability.

3) **A Diversified Housing Inventory:** A housing inventory that contains a broad range of housing types and costs to accommodate a variety of age groups, household sizes and compositions, tenure patterns and income levels.

4) **A Center of Economic Activity:** An employment center with scientific research, technology and office uses that provide jobs in proximity to residential, retail and visitor serving uses connected by transit that supports the economic viability and attractiveness of the community.

5) **A Complete Mobility System:** A mobility system that provides multi-modal options and a complete network for travel within the community and connectivity to the region, enhancing economic growth, livability and sustainability.

6) **A Sustainable Community Integrated with its Natural Environment, Open Space, and Recreational Areas:** Preservation of open space, watershed protection and improvement, restoration of habitat, enhancement of species diversity, improvement of population-based parks and recreation areas, and provision of connections for wildlife and people, contribute to community character, enhance quality of life, and preserve unique natural resources.

Strengths of the ~~Community Discussion Draft~~ University Community Plan

The ~~Discussion Draft~~ **UCP** includes significant steps to meet this Vision and Principles.

It Includes:

- Potential for significant new commercial and residential development. It reaffirms the goal of the UCPG for fair and equitable housing with projects that will provide housing near transit and jobs, and importantly ~~will~~ includes minimum requirements for on-site affordable housing **specific to the University Community**.
- **Plans for** Robust new bike and pedestrian infrastructure, mostly in the street rights of way where it belongs, including protected bike lanes on key corridors.
- Improved interface between UC and UCSD East Campus
- Flexibility for development through new “Mixed Use” zoning, which allows property owners to respond to their estimation of the market at a given time.

- **Potential for** Progress toward the city's Climate Action Plan through greater density of development, potential for more people to work and live in the same community, and transit oriented development near the Mid-Coast Trolley.
- Improved open space protection. The **Update D-UCP** proposes open space dedication for four parcels of city owned land in Rose Canyon and Sorrento Valley/Roselle Canyon, which have been a priority of the UCPG. The UCPG voted unanimously in July 2020 to support dedication of these parcels (see UCPG Minutes, July 2020). **The Draft-UCP proposes MHPA boundary line corrections that will expand habitat protection.** ~~The Draft also includes Supplemental Development Regulations to protect sensitive lands and open spaces adjacent to new development.~~
- **Potential for** ~~t~~Three new Linear Parks on Regents Road and Governor Drive and a pedestrian promenade on Executive Drive.
- ~~● On-site park requirements for residential developments~~
- **Incentives for** ~~O~~on site Urban Public Spaces **s** ~~requirements~~ for commercial developments
- Shopping centers revitalized but not replaced.
- ~~● Two alternative land use scenarios – a Staff Preferred Scenario and a Community Planning Group Subcommittee Input Scenario.~~

The Discussion Draft does not include:

- ~~● A proposal to rezone single family residential areas for townhouses.~~
- ~~● The very high density “Scenario 1.”~~

Special Areas of Concern:

The UCPG Report emphasizes several key areas of concern.

New Housing and Commercial Development

New housing has been an area of intensive discussion and debate. The proposed plan includes land use changes with potential for the development of new multi-unit housing. At full build out, the **Draft-UCP Staff Preferred Scenario** (p. 31) would provide room for up to ~~32,500~~ **30,480** new housing units and an estimated ~~59,000~~ **72,000** new jobs (~20 million square feet of commercial real estate) (p 46). This is approximately twice the residential and commercial intensity of the current UC Plan.

The D-UCP does not include consideration of the alternative Community Planning Group Subcommittee Input Scenario (“alternate” **Discussion Draft, Appendix**, p. 31, found after p. 204) which **would** provides room for approximately 22,500 new dwelling units and 55,000 jobs (~19 million square feet of commercial real estate).

The Final UCP should correct this mistake by including consideration of the **Community Planning Group Subcommittee Input Scenario** as one of its feasible alternatives in the Final EIR.

These **Plan** potentials are on top of **add to** more than 10,000 units of new housing (“beds”) completed or under construction at UCSD since the start of the update in 2018.¹ Under either scenario **alternative**, the UC Plan Update **would** include potential for more new housing and commercial development than any community plan area in the city.

These potentials meet the goal established by the city and SANDAG in 2018 as part of a grant agreement that has supported the update process. This grant set a goal of 10,000-30,000 new units. The Discussion Draft-**UCP would** meet or exceeds that target under both scenarios **either alternative**. The Staff Preferred Scenario **D-UCP** envisions potential housing for up to 74,000 **65,360** new residents, compared to approximately 74,000 **64,206** existing residents today **in 2020 (p 46)**, including resident students on the UCSD campus. For context, the population of the City of San Diego grew by approximately 79,000 between 2010 and 2020 (U.S. Census). **SANDAG Series 15 forecast projects San Diego to add a total of ~65,345 residents by 2050 (SANDAG).**²

Affordability and Diversity of Housing

A major concern of the UCPG and ~~UCPU Subcommittee~~, which the city has incorporated in the Discussion Draft-**UCP**, is the affordability of housing, new and overall. The Draft proposes a UC-specific inclusionary affordable housing requirement above and beyond the city requirement. ~~This percentage is being studied, and we look forward to~~ **UCPG supports** a robust proportion **policy** to ensure we have affordable housing where our jobs are **(see Recommendations in Section V. below)**.

Displacement

A second concern is the potential for displacement of existing housing and community serving retail and services. These **Similar** concerns with transit-oriented displacement and gentrification ~~reflect concerns~~ **have been** raised by community groups and planners nationwide.³

The University Community Planning Group has specific concerns with:

- Protections against the displacement of lower and moderate-income renters in the lowest priced housing in the UC Plan Area.

¹ The UCSD student body was approximately 43,000 in 2023, an increase of approximately 14,000 students since 2010.

Approximately 40 percent lived on campus in 2021, short of the University's goal of housing 65% of students on campus by 2035.

² SANDAG Series 15 Forecast. <https://www.sandag.org/-/media/SANDAG/Documents/PDF/data-and-research/socioeconomics/estimates-and-forecasts/sr-15-infobits-2024-04-01.pdf>

³ E.g., Dwayne Marshall Baker and Bumsoo Lee, “How Does Light Rail Transit (LRT) Impact Gentrification? Evidence from Fourteen US Urbanized Areas” *Journal of Planning Education and Research*, vol 39 Issue 1, March 2019.

- Protection and expansion of community-serving retail and services to meet the needs of the projected population.

One place where the issue of displacement comes into focus is in **the Nobel/Campus area, in particular** the two commercial plazas adjacent to the Nobel Drive Trolley station west of I-5, **which are** the principal community shopping areas in north UC.⁴ The UCPG is concerned that the Draft-UCP's proposed **employment** mixed-use designation (**EMX-2**) for these plazas unnecessarily puts housing and community-serving retail in competition with more competitive uses such as biotech and high-tech business.⁵ The community is mindful of the recent closure of grocery and other retail businesses **at the Costa Verde Center**, adjacent to the Trolley terminus **at UTC** under just such pressure.

If the city is serious about housing in this plan, it should not lose the historic opportunity to redevelop the Nobel/Campus area plazas with community serving retail and housing. The plan provides abundant new space for research and development, industrial, and business-commercial **other employment** growth in other parts of the plan area. The UCPG recommends a land use designation of Community Village rather than **Employment** Mixed-Use to protect these uses **community serving retail and promote housing in this location.**

A second location where these concerns have drawn intensive community feedback are the commercial plazas in south University City. A top priority is to preserve the groceries, pharmacies, and other small service and retail businesses located there. These form the backbone of this part of the community. The UCPG supports community feedback regarding protection of community serving uses, lower overall densities, adequate building transitions including rear and side setbacks, step backs in building height, and height limits scaled to the surrounding neighborhoods. **These features are evident in all the visual images used by the Planning Department to depict redevelopment in these areas. They should be reflected in the actual planning criteria for these locations as well.**

A further concern, reflected in the Community Planning Group Subcommittee Input Scenario (**Discussion Draft, Appendix**) focuses on displacement of the most affordable housing and the people who occupy it. The plan's housing goal of a diverse and inclusive community (Guiding Principle #3) is undermined if affordability is compromised and the least expensive housing in the plan area – which is also the most socially diverse in population - is replaced with luxury high rises.

Gentrification and displacement of a diverse community is a danger in University City as in other parts of San Diego. The UCPG has specific concerns with the Plan's potential for displacement of moderate-affordable rental housing at the southwest corner of Nobel Drive and Genesee Avenue and to the west along Nobel Drive to Regents Road.

Density

⁴ "La Jolla Village Square" and the "Shops at La Jolla Village"

⁵ EMX-2 would allow but does not require housing. The D-UCP states that: in *"Urban Employment Villages, employment would be the primary use."* p. 36.

For the **Land Use and Housing Framework** Element, the UCPG recommends a maximum of 143 dwelling units/acre in the University Community (compared to 218 du/ac in the ~~Staff~~ **D-UCP Land Use** Scenario). By way of example, this density corresponds to the 6 to 12 story apartments in the Mesa Nueva section of the east UC San Diego campus, **which** and demonstrates that dense, attractive, and affordable housing with green space and a vibrant street life may be developed in a format that serves all housing types from studios to three-bedroom family apartments. This local exemplar is the UCPG's model for future land use intensity and urban design in the north UC area.

Parks

The UCPG is deeply concerned about the large parks deficit proposed in the Discussion Draft. Even with roughly ~~3,300~~ **3,350** recreational value points attributed to urban public space requirements for residential and commercial redevelopment, the plan proposes a final recreational points deficit of ~~4,900~~ **4,100** – a shortage of facilities for ~~49,000~~ **41,000** people.⁶ The Report includes many recommendations to address this failure in the Discussion Draft.

Sustainability

The UCPG believes that the ~~Community Discussion Draft~~ **UCP** needs much stronger language and policies to protect, enhance, and restore the biophysical environment and to integrate nature throughout the University Community Plan Area – as the Plan's Vision and Guiding Principle #6 establish. The University Community comprises some of the rarest and most fragile habitats in the most biodiverse metropolitan area in North America. The UC Plan must acknowledge and ~~incorporate~~ **protect** this critical status.

The UCPG **appreciates revisions incorporating many of its recommendations in the D-UCP and** recommends that the ~~Revised Draft~~ **Final UC Plan** include **additional** ~~greater~~ emphasis on habitat and biodiversity, native landscaping and wildlife, riparian areas, and watersheds, and **that** it ~~must~~ do so not just for lands in the Multiple Habitat Planning Area and Open Space Parks, but also community parks, mini parks, developed areas, urban design, greening, and forestry, street tree selection, medians, and other parts of the plan. This Report includes specific recommendations to integrate this concern throughout the University Community Plan.

Mobility

⁶ Figures reflect staff corrections reported to UCPG, 4/9/2024. The uncorrected Parks deficit reported in the D-UCP is 5,592 points, or recreational facilities for 56,000 people. See p 133, and Table 7, pps 206-213.

The UCPG supports robust, multi-modal transportation to help shift future transportation use and mode share, enhance public safety, and meet critical Climate Action goals. The UCPG supports protected bike lanes and pedestrian pathways along city streets that will make it safer to walk and bike through the community. The UCPG **and UCPlan Update** Subcommittee heard significant community concerns about the balance and practicality of planned roadway changes that may cripple existing auto and EV transportation – and community and commercial interests that rely on them - without commensurate increases in alternate transportation. The UCPG highlights the need for transparent and up-to-date analysis to support any proposed roadway changes before their incorporation in the Plan.

Implementation

The UCPG is deeply concerned that the ~~Community Discussion Draft~~ **UCP** lacks a specific Implementation plan. A fundamental principle of planning is that growth must be supported by infrastructure; however, the Draft lacks a transparent framework for the provision of infrastructure and public facilities necessary for future growth and required by city policy. The Draft does not explain how needed infrastructure will be paid for – including UCPG priorities such as parks and recreation facilities and protected bike lanes.

The UCPG recommends that the ~~Revised Draft~~ **Final University Community Plan** outline a clear plan for implementation and that the city study and incorporate additional strategies for building needed infrastructure. These strategies may include the potential for a special supplemental development fee for infrastructure or additional/revised Supplemental Development Regulations (SDRs).

UCPG Recommendations: UC Plan Community Discussion **Draft University Community Plan (D-UCP)**

KEY:

- Black text represents language from *UCPG Report and Recommendations*, July 2023.
- **Green text (underlined in bold with italics) indicates** specific changes recommended for language in the Community Discussion and **Draft-UCP**. Green text is also unchanged from the *UCPG Report and Recommendations*, 2023.
- **Blue text** indicates new language (2024) proposed for approval by the UCPG, May 14, 2024 (**including changes recommended to the Draft-UCP, which are in blue text in bold underlined with italics**).
- ~~Strike-outs~~ represent proposed deletions to original language from the UCPG Report and Recommendations, as approved by UCPG, July, 2023.]

I. UCPG Recommendations: Commercial Plazas, South University City

(University Square, Governor Dr and Genesee Ave – “Vons plaza”
University City Marketplace, Governor Dr and Regents Rd – “Sprouts plaza”)

Please incorporate UCPG recommendations to support these general principles:

la. The UCPG supports the following general principles

(~~as compared to the Staff Land Use Scenario~~)

- Reduced height limits (100' is not appropriate for these locations)
- Rear/side setbacks and step backs
- Concentration of development along major streets and away from adjacent residential uses
- Use of public open spaces as a buffer between uses
- Reduced overall densities
- Protection of neighborhood commercial retail and services (e.g., grocery stores)
- Commercial plazas zoned for community-serving retail with housing as a secondary use
- Provision of adequate off-street parking (one parking space per unit on site, ~~no unbundled parking~~)
- Increased required square footage for commercial uses in redevelopment
- Guidelines for improved internal circulation - pathways b/n new housing and retail and neighboring uses - e.g. library/schools

Ib. The UCPG supports the following specific policies:

- University Square (Vons Plaza): **Reduce max. density to 54 du/ac. 50' height limit. 30' rear and side setbacks.**
- UC Marketplace (Sprouts Plaza): Keep current **zoned density at 29 du/ac. 40' height limit with 30' rear/side setbacks.**
- Three corner parcels at Governor/Genesee (SW, NW, NE): **Retain current zoning and height limits** - 29 du/ac - and require 30' rear and side setbacks.
- Southeast corner Governor/Genesee: **Density/height equivalent to adjacent plaza – 54 du/ac, 50' height limit.**

Justification:

UCPG recommendations ~~reinforce the outline~~ **make explicit the planning guidelines used established in the city's published presentation materials**, which formed the basis for public discussion ~~for these commercial plazas throughout the Plan Update Process, 2018-23.~~

The visual diagrams used by the Planning Department **to model** potential redevelopment of the South UC plazas ~~in that process~~ **incorporate the same sensible guidelines recommended by the UCPG.**

These **same features are present in the Draft UCP**, See images of a **"Re-envisioned Shopping Center,"** (p 91) and **"Housing Integrated with Grocery and Neighborhood Serving Commercial,"** (p 93).

Planning guidelines **evident in these models** include height limits, setbacks, step-backs, massing of new buildings toward main streets and away from adjoining residential uses, preservation of community-serving retail and off-street parking.

Please write these expectations into the D-UCP CPU in ~~Table 6 section 1, and SDRs, p 198-200,~~ **in Plan Policies, Table 1 (p 166-71), Zoning, and SDRs (p 195).**

~~Unfortunately, they are not included in the city's actual planning for these as reflected in zoning and supplemental development regulations.~~

~~The city has never presented nor taken **public** feedback on **nor visually represented** on redevelopment of these plazas that did not include these general features.~~

The images below **were surveyed** as part of the *Online Community Engagement Survey* (Fall, 2021) and presented as receiving support from 59% of respondents (~~Planning Department presentation, CPUS Meeting, Feb 2022~~). These figures depict redevelopment with **clear height limits, setbacks, step-backs, massing away from adjacent residences, adequate parking, and preservation of groceries and other community serving uses at a rate higher than 15% of total sf...** among other features.

In the first diagram, the top row depicts the UC Marketplace (Sprouts) with the **same footprint and setbacks as today**. Both options include buildings of up to four stories, stepped back from the lot line and massed along Governor Drive and Regents Road with structured Parking. (Option A was selected for the city's Preferred Land Use Scenario).

Images in the bottom row and in the second diagram depict **University Square (Vons)** with buildings set back and stepped back from adjacent housing and massed along Genesee Ave and Governor Dr. The image shows a new **grocery** building with the same footprint as today, emblazoned with the sign, "Vons." Buildings rise to three-five stories with a five or six-story building on the corner of Governor and Genesee. Retail/Services are preserved on the ground floors (**greater than 25%**), structured parking is provided.

Governor Community Village

Existing: 700+ jobs
0 homes



Option A



Community Village

Option B



Neighborhood Village

SOURCE: (Planning Dept Presentation, Sept, 2021; Online Community Engagement Tool, Oct, 2021)

Option A



Community Village - Medium

Option B



Neighborhood Village - Medium Low



planuniversity.org | 31

SOURCE: (Planning Department Presentation, Preferred Land Use Scenarios, CPUS Meeting, Feb 2022, p 31)

Specific Recommendations:

Please adopt UCPG recommendation to incorporate the same planning guidelines in the Final-UCP that the city has used repeatedly to depict redevelopment of commercial plazas.

- Thank you for incorporating UCPG recommendation control building transitions between a wider variety of low-medium density residential zones in UC:

- Please incorporate UCPG recommendation to include **30' rear/side set back setbacks and restore 45% building plane:**

-Revise SDR C.1, p 195 SDR-7 Building Transitions:

“Building height shall transition under an established 45-degree angled building envelope plane sloping inward from the first 30 feet of a structure to the maximum structure height, for properties abutting Low Density, Low-Medium Density, and Medium Density single-family residentially areas designated in this community plan as shown in Figure 39. Rear and side setbacks abutting residential uses should be a minimum of 30 feet.”

~~As written, the Draft is unclear that SDR-7 would apply outside of South University City (the only area zoned for low density residential 5-9 du/ac). Transition regulations should apply to the wider range of **low through medium density townhomes and condominiums** that adjoin commercial plazas in UC. Two/two-and-a-half story townhouse and condominium neighborhoods deserve similar treatment and transitions to higher rise buildings as the single-family zones of South UC. For instance, Low-Medium and Medium Density zoning/housing adjoins the University Square plaza (SUC Vons), La Jolla Village Square (Trader Joes), La Jolla Colony plaza and Renaissance Towne Centre, as well as the University Towne Center.~~

- Please incorporate UCPG recommendation to include height limits.

Modify SDR C.1 p 195 to include maximum heights:

- 1 University Square (Vons Plaza): **50' height limit.**
- 2 Southeast corner Governor/Genesee: **50' height limit.**
- 3 UC Marketplace (Sprouts Plaza): **40' height limit**
- 4 Three corner parcels at Governor/Genesee (SW, NW, NE): **current**

- Please incorporate UCPG recommendation to reduce overall densities:

- 1 University Square (Vons Plaza): **54 du/ac.**
- 2 Southeast corner Governor/Genesee: **54 du/ac,**
- 3 UC Marketplace (Sprouts Plaza): **29 du/ac.**
- 4 Three corner parcels at Governor/Genesee (SW, NW, NE): **29 du/ac**

- Consider Zoning CC 3-5 versus 3-8 for 1 and 2 above

- Recommend current Zoning for 3 and 4 above.

- Please incorporate UCPG recommendation to preserve community-serving retail:

- Modify Policy 1.6 C, p 167

C Prioritize preservation of community-serving retail in existing commercial plazas. When redeveloping a site with existing neighborhood retail and services, ~~consider retaining the same use or a similar uses.~~

- Please incorporate UCPG recommendations:

- ~~Modify 1.2A, p 170~~ **1.6C, p 167** to require replacement of neighborhood services.

"Redevelopment of existing neighborhood services must include ~~should consider replacement with a similar of same use.~~

- ~~Modify Policy 2.4 D, p 173~~ **168** to require open spaces as buffer between uses.

"Require Use open spaces, such as pedestrian plazas, paseos, greenways and courtyards, to serve dual functions as valuable community space and buffers between different uses.

- ~~Modify Policy 2.19A, p 175~~ **172** to retain groceries on large commercial sites.

~~Retain g~~ Grocery stores on large sites must be retained ~~where feasible.~~

- Thank you for responding to UCPG recommendation to:

- ~~Modify / Replace Policy 2.19D, p 175~~ **172** to require off-street parking.

~~Consider unbundled parking to offset development cost and encourage use of alternative transportation modes.~~

~~"New residents should be encouraged to use alternative transportation modes, but to limit impacts on surrounding neighborhoods, at least one parking space per dwelling unit must be required."~~

- Thank you for responding to UCPG recommendation to address the need for stronger policy on building transitions (2.19D, p 172).

- Please strengthen policy with clear instructions regarding set backs, step backs, height limits, building transition, etc...

2.19 D [new] "Promote strategies to transition height, density, and intensity between new development and existing residences through well designed set backs, stepbacks, context appropriate height limits, open space buffers and bike/pedestrian connections between new and old developments."

- Please incorporate UCPG recommendation to:

- ~~Modify SDR-19, p 200~~ **SDR-H.1 (p 196)** to apply to community commercial, community village and neighborhood commercial; Sites that are 50,000 sq ft or more, **require 25% commercial or greater.**

- Please modify SDR-H.1 to delete 100,000 sf maximum.

- There **DO NOT** appear to be community village sites in the University

Community between 50,000 and 100,000 sf.

- One policy is appropriate for community plazas over 50,000 sf. Larger sites should provide commensurately more retail to serve larger UC population.

~~SDR-H.1 Community Serving Retail (Smaller Sites). 1. Development with a residential use on a property designated community village in the University Community Planning Area that are equal to or greater than 50,000 square feet and less than 100,000 square feet in area shall maintain a minimum of 25 percent of gross floor area or 30,000 square feet of gross floor area, whichever of the two is less, for commercial services and retail sales uses.~~

- **Please delete SDR H.2, p 196.** One policy is appropriate for community plazas over 50,000 sf. Larger sites should provide commensurately more retail to serve a larger UC population – not less.

~~SDR-H.2 Community Serving Retail (Larger Sites). Development with a residential use on a property designated community village in the University Community Planning Area that is equal to or greater than 100,000 square feet in area shall maintain a minimum of 30,000 square feet of gross floor area for food, beverage, and grocery use.~~

~~–Modify SDR-19, p 200~~ to apply to community commercial, community village and neighborhood commercial; Sites that are 50,000 sq ft or more, **require 25% commercial or greater.** Sites that are 100,000 square feet shall maintain a minimum of 30,000 sq ft for commercial use.

~~“SDR-19 Retail and Commercial Services Minimums:~~

a) Sites designated community commercial, **community village, and neighborhood commercial** in this community plan that are equal to or greater than 50,000 square feet, shall maintain a minimum of 10 **25** percent of the gross floor area for commercial services and retail sales uses. The calculation of gross floor area shall include all buildings within the premises, including any existing buildings that will remain; and

b) Sites designated community commercial, **community village, and neighborhood commercial** in this community plan that are equal to or greater than 100,000 square feet, shall maintain a minimum of 15 **30**,000 square feet of gross floor area for food, beverages and groceries use.”

1c. In addition, the UCPG supports the principles of

- Limited development adjacent to MSCP lands (e.g, Canyon Adjacent Development, below)
- Specific requirements for outdoor space in new projects (see Parks – Urban Public Spaces, below)
- A minimum affordable housing requirement (UC wide), on-site; no in-lieu fees (see Affordable Housing, section V. below).

- Strengthen language on coordination with school district to reflect need for greater transparency and specificity in coordination w SDUSD to service proposed growth, **p. 160**.

Please incorporate UCPG recommendation for consistent zoning of religious institutions.

- The **default land use and zoning for places of worship** should be **Institutional** unless otherwise requested by the congregation themselves.
- Places of worship should NOT be zoned to encourage them to leave the community.

Alternative views on the UCPU Subcommittee: (density, protection of groceries, zoning for religious institutions): Support policy to retain "community serving retail" but not to specify which uses. Market is changeable and we can't predict future needs. Support equivalent densities at Sprouts and Vons plazas. Sprouts is the more attractive for residential from a market perspective. Added housing in south UC gives more people access. New residents bring vitality to the community. Institutional zoning may limit flexibility of congregations to build housing on site or alternatively to sell and relocate.

II. UCPG Recommendations: Regulations for Commercial Plazas throughout the Plan Area.

Please incorporate UCPG recommendations for north UC commercial plazas.

- **UCPG** Supports similar standards for commercial plazas in North UC and South UC. (LJ Village Square/Shops at La Jolla Village, La Jolla Colony plaza, Renaissance Towne Centre, Costa Verde Center)
- Adopt Height limits (not specified); rear/side setbacks and step backs (30').
- Concentrate development toward main streets and away from adjoining residential areas.
- Use open spaces as buffers between uses.
- Protect neighborhood commercial services – i.e. grocery stores
- Provide adequate parking (one parking space per unit on site, no unbundled parking).
- Increase required square footage for commercial uses in redevelopment.

The UCPG supports the following specific policies (**see details in section I above**)

- **Modify SDR-7, p-198 SDR C.1, p 195** to include 30' rear/side setbacks.
- **Modify Policy 1.2A, p-170 1.6C p 167** to require replacement of neighborhood services.
- **Modify Policy 2.4 D, p-173 168** to require open spaces as buffer between uses
- **Modify Policy 2.19A, p. 475 172** to retain groceries on large commercial sites.
- **Modify/Replace Policy 2.19D, p 475 172** to require off-street parking with housing.
- **Modify SDR-19, p-200 SDR H.1, p 196** to apply to community commercial, community village and neighborhood commercial; sites that are 50,000 sq ft or more must have **25%** commercial.

- **Please delete SDR H.2, p 176.** Sites over 100,000 square feet shall maintain a minimum of 30,000 sq ft for commercial use. One policy is appropriate for community plazas over 50,000 sf. Larger sites should provide commensurately more retail to serve larger UC population – not less.

Alternative Views on the UCPU Subcommittee: Parking minimums are generally a bad practice that encourages reliance on automobile transportation. Prefer that we focus on strategies to encourage alternative transportation modes as a more effective step to climate action goals. Do not support the proposal to apply step-backs and add setbacks to SDR-7 for transitions between re-development and low-moderate to moderate density housing. Policy should apply just to development adjacent to single family residence zones. No recommendation on setbacks but remain skeptical.

III. UCPG Recommendations: Nobel/Campus Commercial Plazas

(LJ Village Square/Shops at La Jolla Village)

Please incorporate UCPG recommendations for Nobel/Campus commercial plazas.

UCPG Supports planning for development above City of San Diego Coastal Height Limit **with following conditions:**

- New maximum height limit - range of 85-100'.
- **Zone for housing and community serving retail** (e.g., Community Village/Community Commercial) NOT **employment** mixed use (avoid competition w biotech/high tech); preserve and expand community serving retail and housing on these two sites).
- Density at 143 du/ac (same as Staff Scenario)
- Adopt same general guidelines for UC commercial plazas, as above, sections I-II: similar setbacks, stepbacks; mass development away from neighboring residential uses; use urban open spaces to soften building transitions and minimize impact on adjacent residential uses; concentrate development away from Villa La Jolla Dr., Via Mallorca and condominiums to the south (all adjoining residential); protect community serving retail; preserve parking for residents/shoppers.
- Plan for community or neighborhood scale park **(1-3 ac)** as part of redevelopment.
- Improve bike and pedestrian safety – Nobel/Villa La Jolla Dr/I-5
- Include a pedestrian bridge over Nobel Drive.
- Consider removing parking on all of Villa La Jolla Dr and on Nobel Dr. from Villa La Jolla to Genesee.

Recommendations:

- Please incorporate the UCPG recommendation to remove reference to a street wall along Villa La Jolla Drive.

- p. 86 84, revise “Focused Enhancements: Growth Opportunities”

No “street wall” on Villa La Jolla. Mass development away from adjacent residential on Villa La Jolla (also Via Mallorca and adjoining residences to south).

p. ~~86~~ **84**: “Orient buildings towards Nobel Dr. ~~and Villa La Jolla Drive~~ to create a consistent street wall.”

Revise:

“Growth Opportunities” diagram to reflect this change, p. ~~86~~ **84**.

- **2.18 G.** *Encourage orienting buildings towards Nobel Dr. ~~and Villa La Jolla Dr.~~ to create a consistent street wall.*

Alternative views on the UCPU Subcommittee. Proposed densities are too high and unsustainable at this site due to lack of access to/from I-5 north of Nobel Dr. Congestion and bike/pedestrian safety at LJ Village Drive/Villa La Jolla/UCSD entrance are bad and will be worse. High density/high rise housing at this site will adversely impact adjoining residents to shopping centers.

IV. UCPG Recommendations: Nobel/Campus Area – General:

- Mixed uses and higher densities are appropriate for the parcels north of The Shops at LJ Village and fronting on Holiday Ct and La Jolla Village Dr.
- Pedestrian/bike safety issues are a grave concern here.
- Villa La Jolla/La Jolla Village Drive/UC Campus intersection is a choke point for traffic with poor bike/ped infrastructure. Lack of freeway access from Nobel to I-5 south will focus traffic from commercial plazas on Nobel Dr to this intersection.
- Plan must pay special attention to safety and connectivity btn Campus and Nobel/Campus area along Nobel Dr, Villa La Jolla Dr. and La Jolla Village Dr.
- Recommend independent traffic study with up to date data to assess feasibility of mobility improvements planned with special emphasis on bicycle and pedestrian safety and accessibility to Campus.
- Recommend protected bike lanes to access these plazas.

V. UCPG Recommendations: Affordability and Displacement:

1. Affordable Housing Requirement:

The UCPG supports the following goals:

- Affordability and diversity of housing ~~stock~~ are essential goals of the UCPG (see Priority #3, ~~p-24-5~~ **26-27**).
- The UCPG supports an inclusionary affordable housing regulation ~~for~~ **specific to the UC Plan Area as a whole** – above that of City of San Diego, ordinance **set forth in Chapter 14, Article 2, Division 13 of the Municipal Code**
- **The UCPG has** recommended a minimum **inclusionary rate of** 15-20%.

- The UCPG supports a requirement that inclusionary affordable housing be built on-site; no in-lieu fees.
- **The UCPG supports UC needs more – not fewer - affordable housing options.**
- The UCPG supports the concept of empirical analysis of **to evaluate and design a UC Inclusionary Housing Requirement by Keyser Marston.**
- ~~– UCPG requests a report of this study as soon as the analysis is complete~~

Affordable Homes Requirement in the D-UCP:

- **The City of San Diego engaged Keyser Marston Associates to undertake a feasibility analysis for a UC-specific Affordable Housing Requirement (Draft Affordable Housing Report, Mar 2024).**
- **The D-UCP includes an “Affordable Homes Requirement” (SDR J.1 p 197) designed in response to that analysis.**
- **SDR J.1 includes 5 options for satisfying the city’s Inclusionary Affordable Housing Regulations. Four of the five options (SDR J.1 1a and 1b., 2a and 2 [sic]) require that inclusionary affordable housing for low (below 60% AMI), low-moderate (below 80% AMI) and high-moderate (below 120% of AMI) income people be built with new residential development *in* the University Community – either on-site or off-site within a Sustainable Development Area in UC. The fifth option (3) incentivizes construction of inclusionary affordable housing in UC by requiring a higher in-lieu fee to opt out.**

Thank you for incorporating UCPG recommendations:

- 1) to support construction of new affordable housing in the University Community through a UC-specific affordable housing regulation (SDR J.1);**
- 2) to conduct empirical analysis of feasible alternatives to support this regulation;**
- 3) to incentivize construction of affordable housing at various income levels;**
- 4) to incentivize construction of affordable housing on-site, or if off-site, then within the UC Plan Area.**

Additional Recommendations:

- **Please add specific language from proposed D-UCPlan Supplemental Development Regulations (SDR-J.1, p. 197, 1b.) to City of San Diego Municipal Code to ensure that SDR J.1 is implemented.**

1.b. Offsite Option

Please add specific language in the "offsite" option section to San Diego Municipal Code Section 142.1305(a) because it differs from the citywide

inclusionary housing offsite ("on different premises than the development") option(s).⁷

- Please clarify language in SDR J.1 options 2a. and 2b.

2. a. and b. In-Lieu Fee Alternatives

Please make clear in Sections 2.a. and 2.b. that the terms of the 5 or 10 percent affordable housing requirement added to paying the in-lieu fee should ***satisfy the relevant requirements in the Inclusionary Affordable Housing Regulations, Section 143.1304.***

- Please add text to Chapter 2, "Vision and Land Use Framework" introducing CPIOZ regulation, SDR J.1, AND the two other city affordable housing programs that can be used in the University Community to provide housing affordable to very low, low, and moderate income households.

It is important to describe these two programs in addition to the inclusionary housing program in light of the D-UC Plan's stated Goals, Priorities, and Guiding Principles and because these policies apply to the whole UC Plan area (not just the CPIOZ).

- Please Add the following language to Chapter 2," Vision and Land Use Framework," pps 44-45, after the section on Prime Industrial Lands.

"Affordable Housing Policies

a. The UCPG recommends the suspension of the application of the Complete Communities Housing Solutions Regulations for the University Community when the Draft Plan is adopted. The Draft Plan proposes both land uses and Affordable Housing regulations that reflects the context specific expertise of city and community members over a five-and-a-half-year period that meets the goals that Complete Communities is designed to achieve.

b. Affordable Housing Regulations - San Diego Municipal Code, Chapter 14, Article 3, Division 7 provides "incentives for development that provides housing for very low income, low income, moderate income, or senior households, or lower income students, transitional foster youth, disabled veterans, or homeless persons. Additionally, the purpose is to specify how compliance with CA Government Code Section 65915 (State Density Bonus Law) will be implemented..." In exchange for providing affordable housing, developers receive a density bonus allowing them to build more units. The bonus depends on the percentage of affordable units provided.

⁷ SDR-J1 1.b. **Offsite Option** requires, "The construction or rehabilitation of affordable units off-site within a Sustainable Development Area within the University Community." **This option is more narrowly defined than the citywide offsite option** (Inclusionary Affordable Housing Regulations - Section 143.1305 (a)(2) and (3).

c. Inclusionary Affordable Housing Regulations - San Diego Municipal Code, Chapter 14, Article 2, Division 13 “encourage[s] diverse and balanced neighborhoods with housing available for households of all income levels. The intent is to ensure that when developing the limited supply of developable land, housing opportunities for persons of all income levels are provided.” Modifications of the citywide Inclusionary Housing program are included in CPIOZ A of the University Community Plan and can be found in the Community Plan Implementation Overlay Zone section of the Implementation chapter: J. Affordable Housing - Supplemental Development Regulations (SDR-J.1).

- **Please consider linking to the Municipal Code** and/or additional information. SDA and Floor Area Ratio (FAR) maps associated with these programs should be referenced in the Final UC Plan.

- **Please include a combined map in the Final- UCPlan to show where Affordable Housing policies will apply** (show SDAs, Complete Communities (with the FAR) and CPIOZ SDR-J.1).

2. Displacement

- - UCPG is equally concerned with displacement of existing moderate/affordable rental housing.
- - Discussion Draft and Staff Preferred Land Use Scenario threaten future affordability and diversity of housing in UC by targeting the most affordable rental housing in UC for redevelopment and displacement of the most vulnerable residents.
- - Specific area of concern: rental complexes at SW corner of Nobel Drive/Genesee Ave (and west along Nobel Dr to Regents Rd). Minimize displacement, maximize affordable construction, and protect adjacent MHPA-open space.
- - Recommendation that Keyser Marston be asked to analyze anti-displacement regulations scaled to the rent/income levels in University Community.
- - Support for Community Planning Group Subcommittee Input Scenario, 143 du/ac (see alt p. 31) - including lower du/ac at SW corner Nobel/Genesee.

Recommendations:

Please incorporate UCPG recommendations:

- **Analyze and consider potential for anti-displacement regulations** scaled to rent/income levels in University Community (e.g., 1:1 replacement of moderate rate rental units removed through redevelopment).
- **Modify policy 1.4 2 D.** Apply requirement for on-site inclusionary **housing** in Policies.
“Require ~~Encourage~~ affordable housing to be built on site and make units available to meet the needs of families, local employees, and students.”
- **Modify policy 2.19C.** Apply requirement for on-site inclusionary **housing** in Policies.

~~“Provide~~ Mixed-use developments shall include affordable and inclusive housing options ~~within mixed-use developments.~~

- **Add policy 1.1 J.** Apply requirement for on-site inclusionary **housing** in Policies.

~~“Provide~~ Mixed-use developments shall include affordable and inclusive housing options ~~within mixed-use developments.~~

- **Correct/clarify SDR J.1 (p 197),** subsections 1-3.

Numbering/organization is confusing.

Sections are numbered 2a, 2 and 3.

- **Please include in the Final UC Plan a clear explanation of the range of city and state programs that may affect the development of affordable housing in the UC Plan Area.** Consider including this explanation on pages 12-14 where other interacting/guiding policies are discussed.

- **Please add language in the Final UC Plan to explain how the UC-specific Affordable Homes Requirement outlined in SDR J.1 will interact with relevant city/state programs including state Density Bonus Program and Complete Communities Housing Solutions.**

Alternative views on UCPU Subcommittee: Different inclusionary housing standard in UC versus city as a whole may raise legal concerns. On displacement, it is unfair to single out/penalize a property owner that has provided low to moderate income housing in the past by restricting future redevelopment potential. Support uniform zoning among neighboring property owners.

Alternative views on UCPU Subcommittee: Support higher densities (up to 290 du/ac) to maximize potential for new housing and jobs in the transit rich north UC area. Higher densities maximize transit/trolley investments, create opportunity for more walkable, mixed-use community, and support greater diversity and affordability of housing. Unlock potential for new homes for students and others who wish to live in the area. High rises can be more sustainable, more efficient, occupy less space, and can be architecturally more elegant if the heights vary. High density does not equal high cost.

VI. Mobility

UCPG Recommendations:

A. Redesign of Thoroughfares (including Governor Drive, Genesee Avenue, Nobel Drive, and La Jolla Village Drive in Nobel/Campus area - entrance to UCSD Campus).

- The city should complete a new and independent traffic study to determine feasibility before any changes to Governor Drive or other major thoroughfares are formalized in the Revised UC Plan.
- Conditions of the study: that it include new traffic data (not only the 2015 study referenced in the plan ~~D-UCPlan and D-EIR~~); that it study the current mobility configurations in the ~~Discussion Draft UCP~~. That assessment take place when schools/University are in session, including during pick up/drop off times. Study should assume that new housing will have parking spaces (and cars), and not assume that new developments will not have parking.
- Traffic study with similar conditions should also be conducted before adoption of changes proposed for Genesee Ave, Governor Drive, Nobel Dr, and UCSD entrance in Nobel Campus area.
- Plan to reassess traffic conditions with regularity.
- ~~Revised~~ **Final** Draft should provide a clear plan for financing and implementation to assure that proposed infrastructure can be paid for and implemented as a whole (not merely block by block). A Maintenance Assessment District would be one example of financing for the support of various mobility solutions.

B. Bicycle infrastructure:

- The UCPG supports protected bike lanes along major streets throughout the Plan area with the expectation that these will be continuous. Discontinuous bicycle infrastructure is not safe and will not meet goals for increasing bicycle use and shifting transportation mode share.
- The Plan should include clear plans for how bicycle infrastructure in the mobility plan will be implemented.
- The UCPG recommends that the city include a policy to preserve setbacks in private developments sufficient to allow construction of future bike infrastructure.
- The UCPG recommends that because of expected costs and budget limitations, the Plan should identify and *prioritize* bike infrastructure in critical streets/segments so that the ones needed most are built first (or built at all). The Plan should include a path to bike/pedestrian infrastructure most likely to be built and most likely to work.
- ~~Revised Draft~~ **Final UCP** should provide a clear plan for financing and implementation to assure that proposed infrastructure can be paid for and implemented as a whole (not piecemeal).

- Please Correct Table 4: Planned Bicycle Classifications Modifications, p 203 for consistency with Policy 3.3D, p 173

Policy 3.3D identifies Arriba, Cargill and Decoro Streets as bike boulevards. They are not mentioned in Table 4.

- Thank you for responding to UCPG recommendation to consider a future pedestrian and bicycle connection via *"Tower Rd. if security needs decrease in the future."* (p 78)

The UCPG recommends the addition of "no turn on red", "no left turn yield on green", and four-way crossings for pedestrians, to the installation of Leading Pedestrian Interval signs where appropriate in the University Community.

The UCPG recommends that all Class 3 bike lanes should become Class 2 buffered bike lanes, that all Class 2 bike lanes be buffered, and that all Class 4 bike lanes have physical protection, not just vertical separation (i.e., flex posts). Protection can include curbs, parked cars between moving cars and bikes, or other protection such as bollards and planters that will prevent a crash.

Making these safety improvements will not only allow for existing cyclists, wheelchair users, pedestrians, and other vulnerable road users to be injured or killed less frequently, but also will incentivize people to walk and bike more, which is key to climate goals, and will reduce car traffic.

C. New At-grade Connection: Genesee Ave to Campus Point Court

- The UCPG supports new at-grade connection between Campus Point Court and Genesee Ave. The property owner has endorsed this proposal and expressed a willingness to pay for it. This concept appears in Urban Design for Campus Point/Towne Centre Area.

Please incorporate the UCPG recommendations for a new at grade crossing:

- Include this connection in Mobility section as well.
- Add a new policy in Table 6, Section 3, p 176-77, to reflect this priority. Include recommendation to work with property owners.

D. New Bike Connection between John J Hopkins Dr. and Science Park Road.

- The UCPG supports a new bicycle connection between John J. Hopkins Dr and Science Park Rd along the line of Cray Court or the new Spectrum Bridge. This route is parallel to but safer than Torrey Pines Road.

- This concept appears in Urban Design for North Torrey Pines Area. It should be included in Mobility section as well.

Please incorporate the UCPG recommendations for a new bicycle connection:

- Add a new policy in Table 6, Section 3, p 176-77, to reflect this priority. Include recommendation to work with property owners.

E. New Bike Connection: Connect Coastal Rail Trail/I-5 Bike Path with Carmel Valley Bike Path

- Please incorporate the UCPG recommendations to identify the Coastal Rail Trail connecting to bike infrastructure immediately north of the University Community:

- The UCPG recommends that the city complete the connection between I-5 bicycle path (Coastal Rail Trail) and the SR-56 bike path via old Sorrento Valley Road to increase bicycle ridership to and from UC from Carmel Valley and north. These northern communities are a primary source of commuters to UC.
- Although this connection would be completed just outside the UC Plan Area, it affects mobility in the UC Plan, and we encourage the city to include this priority in the UC Plan and adjoining community plans.

F. Pedestrian Bridges

- UCPG and Subcommittee members have expressed support for additional pedestrian bridges to separate auto/non-auto traffic at major thoroughfares in the community.
- The city can address this concern by studying the potential for additional pedestrian bridges at Nobel Drive (west of I-5); Genesee Ave (at Governor Drive).

VII. UCPG Recommendations: Parks and Recreation

The UCPG is deeply concerned with the very large **recreational value or “parks points” deficit**. **Based on staff corrections to the D-UCP reported to UCPG, 4-9-2024**, this deficit is projected to be ~~4,900~~ **~4,100** points at build out, which represents park facilities for ~~49,000~~ **~41,000** people.

The published (uncorrected) deficit in the Draft UCP is 5,592 points, which represents park facilities for ~56,000 people. (Table 7, p 213).

The UCPG is equally concerned with the **proposed deficit in Recreation Centers and Aquatic Centers**, estimated at a shortage of ~~~2.5~~ **~2.2 (corrected based on staff report to UCPG, 4-9-24)** recreation centers and ~~~8.59~~ aquatic centers short at build out.

In reality, the deficit in Recreation and Aquatic facilities is larger than reported:

- The new Aquatic Complex at Standley Park is a joint use facility that is not accessible to the public during school hours for most of the year.
- The Recreation and Aquatic Center at the proposed “Torrey Pines Neighborhood Park,” while welcome, is contingent upon non-renewal of a current lease, which is not up for renewal until 2043.
- Thus, the D-UCP offers no potential for improvement in the Recreation and Aquatic Center deficit for at least two decades into the life of the new community plan.

In sum, the D-UCP does not meet the Parks Master Plan guidelines for recreational values, and it does not meet its own stated goal to:

“Increase recreational value by keeping pace with population growth through additional investments in existing parks, acquisition of additional available land for parks, and the additional new parks and public spaces as part of new private development projects.” (D-UCP, p121)

The Revised Draft of the UC Plan must **address and reduce these deficits and prepare plans for providing the Park and Recreation infrastructure** necessary to serve a growing population and required by city policy (*Parks Master Plan*, 2021).

The Revised Draft should show plans for achieving the *Parks Master Plan* standard for University Community.

The **Final University Community** Plan Update needs better balance between new growth and supporting Parks and Recreation infrastructure.

The projected “**park points**” deficit is a red flag that the Draft-UCP land use scenario is **overbuilt**.

The Community **Planning Group Input** Land Use Scenario (**Discussion Draft, Appendix**) does a better job.

UCPG Recommendations:

A. Account for Recreational Value Fully and Transparently.

Thank you for responding to the recommendations of the UCPG to review and rescore recreational values in the University Community.

The resulting Draft-UCP offers a more reliable basis for evaluating Parks and Recreation planning than the Discussion Draft.

Overall, the Plan should ~~score~~ the recreational value of ~~UC parks accurately~~ and ~~transparently~~. It appears that there may be ~~missing points~~ in the current draft. The Revised Plan should ensure current points are counted accurately as basis for future planning and resolution of the points deficit. The Community needs opportunity to vet and offer suggestions.

Nonetheless, , the D-UCP still ~~UCPG list of recommendations for specific park facilities listed below includes several instances of potentially missing or miscounted points, including existing city park facilities, shorelines, and joint use parks. (e.g., Torrey Pines City Park, University City High School, and Weiss Park – Lawrence Family Jewish Community Center, and “Montrose Park” at UTC Mall.)~~

Regrettably, the total of new recreational points proposed in the D-UCP is LESS THAN the points planned in the Discussion Draft. The D-UCP projects 5,229 additional points (compared to 6,052 points in the Discussion Draft), a reduction of ~856 points (or parks for 8,500 people).

The D-UCP eliminates a category of Recreational Value points projected for residential and mixed-use developments on sites under 2 acres. In the Discussion Draft ~300 points were expected from such developments (see Disc Draft, Table 5, p 136 and D-UCP, Table 7, p 212).

In addition, the D-UCP’s cumulative total for “Total Recreation Value Points Community-Wide” does not appear to be accurate. The total reported at the end of Table 7 on p 213 (5,229.375) is not consistent with the sum of “Proposed Recreational Park Values” (5,196.125) reported for planned facilities listed in Table 7, lines 6-36, pps 206-213.⁸

Recommendations:

Please incorporate UCPG recommendations:

~~- p. 137 Check and Correct “Community Summary” Table 5 on p 137. Confirm that the tally of Planned Additional Recreational Value (6,052 points, p 137) matches the sum of points listed for private residential redevelopment and upgrades to city parks (p. 130-35).~~

- p. 213. Check and Correct “Total Recreational Value Points Community Wide,” (Table 7 on p 213) to ensure that the tally matches the sum of points listed for individual facilities in “Proposed Recreational Park Values” (p. 206-213).

⁸ The sum of “Proposed Recreational Park Values” for listed facilities in lines 6 through 36 of Table 7 is 5,196.125, compared to the reported “Total Recreation Value Points Community-Wide” of 5,229.375. The breakdown of park values for new park and recreational facilities (lines #6-35) is 1,845.125. Adding 3,351 for CPIOZ urban public spaces in residential/mixed use developments (line #36) = 5,196.125.

- Incorporate UCPG recommendations for Specific Park and Recreation Facilities listed in **Section H** - discussion of ~~Table 5~~ **Table 7** - below.

- **Make recreational value scoring sheets for specific parks publicly available** so that community members can check that work and contribute.

- Correct population figures on p 133: “**Existing and Projected Recreational Value Points.**” Ensure consistency btw p 46 and 133.

*“The University Community could attain a projected population estimated at ~~144,212~~ **129,566** people. The community should have access to enjoyable parks, recreational centers, and aquatic complexes as...” (133)*

B. Include plans for Recreation and Aquatic Centers to meet PMP standards.

See ~~Table 5, p. 129~~ **Table 7, p. 206, and Policies 4.1 F, p 176.**

Specific Recommendations:

Add to ~~Table 5, p 129~~, **Table 7, p. 206, Recreation and Aquatic Center at JCC-Mandel Weiss-Eastgate Park.**

Modify Policy 4.1 F, p. ~~180~~ **176.** “Preserve, expand and enhance existing recreation centers and aquatic facilities to increase their life span. Meet Park Master Plan guidelines for recreation and aquatic facilities to serve the University Community.”

Add Policy 4.1 F1, p ~~180~~ **176. Assure public access to recreation and aquatic center facilities of the Lawrence Family JCC in Weiss Eastgate Park.**

Add Policy 4.1 F2, p 176. Meet Park Master Plan guidelines for recreation and aquatic facilities to serve the University Community.

C. Clarify and Strengthen Policies for Urban Public Spaces.

Thank you for responding to the recommendations of the UCPG to consolidate and clarify guidelines for Urban Public Spaces.

~~Resolve inconsistencies in CPIOZ / SDRs for Urban Public Spaces. The requirements for commercial and residential development are different. These guidelines appear in different parts of the plan (Residential requirements appear in Table 5. The Commercial/General requirement appears in SDR-1). The Draft is confusing and not clear on which take priority and under what circumstances.~~

Additional revisions will help to clarify and complete this progress.

Outstanding issues:

a) Unfortunately, the new SDR's eliminate explicit requirements for urban public spaces in Residential and Mixed-Use Developments. This is a change from the Discussion Draft that should be reversed.

- Please restore a statement about requirements for Public Spaces and Recreational Values in Residential and Mixed-Use Developments. This statement should be added here in SDRs (or at minimum somewhere else in the plan, with a reference included in this section).

- The Final Plan should include policy/SDR to implement the statement that *"new parks and park amenities will be required of new developments"* (p 129)

b) The order and organization of SDR's A.1-5 (p 187-93) prioritize secondary information while burying the primary instructions about the required size of public spaces

c) Cost and value of "Amenities" listed in Table 2, "Public Space Amenity Types," p 188 are not equivalent. This may incentivize the over-provision of low cost and low-value amenities.

Specific Recommendations:

~~The Plan should **outline requirements for Urban Public Spaces** in residential and commercial developments **in the same place** (in SDR 1).~~

- The D-UCP should clearly and explicitly state the requirements for Recreational Value in public spaces provided for Residential and Mixed-Use developments.

- Please restore SDR 1.K (Discussion Draft, p 191) to new section SDR A.1 clarifying how Residential and Mixed-Use Developments will satisfy the requirement for public spaces and recreational values.

Add/Restore: SDR A.1.x ***Recreation Value Points. All new residential or residential mixed-use development shall satisfy Recreation Value Points as part of the development of the urban public space that meet the standards identified in the Parks Master Plan.*** (SDR 1.K, Discussion Draft, p 191)

~~The Plan should **follow the same standard** for Urban Public Spaces for commercial and residential development. The general requirement for urban public spaces on parcels over 50,000 sf and developments over 75,000 sf is the better standard. It is clear, efficient, and will maximize the development of recreational facilities in residential redevelopments where they are most needed.~~

~~-p. 136. Confirm Consistency of SDR-1 criteria, on p. 136 and 191~~

~~-Be sure guidelines for SDR-1 [urban public spaces] that appear in Table 5, p. 136 also appear with the description of SDR-1 on page 191. These rules should be included in both locations.~~

~~-Critically, the Plan should clearly explain and quantify the **recreational value of Urban Public Spaces required for commercial development.**~~

~~-p. 137, **Estimate and Include Recreational Value Points** expected from **Urban Public Spaces** in commercial developments (the 5 Ps), pps 189-197. Include this tally with projected Recreational Value in "Community Summary" Table on p 137.~~

~~These proposed recreational values are missing from the Discussion Draft and could be a significant source of RV points.~~

- Please revise the order and logic of the content of SDRs A.1, "Required Public Spaces," and SDR-A.2, "Required Public Spaces Regulations."

- SDR A.1 should first identify the urban public space requirement.
- SDR A.2 should follow with guidelines for the amenities that may be required in the spaces provided by developments of different sizes.

Currently this order and logic is reversed.

- In addition, new SDR A.1 should begin with the public space requirements for developments of different sizes. Currently this info is buried in SDR A.2, section 3:

*3 Size. A **minimum of 5 percent of the premises or 5 percent of the gross floor area** of the development, **whichever is greater**, shall be provided as public space. The maximum amount of public space required **shall not exceed more than 15 percent of the premises.**" (p.192)*

Steps to resolve:

- Please renumber SDR A.2 as SDR A.1 and move it to the beginning of the SDR's
- Please renumber current SDR A.2, section 3, as SDR A.1, section 1.
- Please renumber current SDR A.1 as SDR A.2 and move it to second position in the list of SDRs.

-Please ensure that “Amenities” listed in Table 2, p 188 are roughly equivalent in cost and value.

- Delete “free library stands” from list of “Placemaking” elements in Table 2, Public Space Amenity Types.

“Placemaking Elements 3, 4 A minimum of two (2) placemaking elements such as ~~free library stands~~, decorative lighting, interactive art, interactive playscape, climbing walls, elements of historical or cultural relevance, community activation elements/games, gathering areas, multifunctional “centerpiece” furniture, or similar.”

- Justification: Selected amenities should be relatively equal in cost and impact to assure the greatest value and variation in future urban public spaces. The public space requirement should not incentivize and over-supply of very inexpensive “amenities” such as “free library stands” in exchange for more expensive and more substantial features offered in Table 2.

Alternative Views on the UCPU Subcommittee: The CPIOZ and SDR requirements for urban public spaces are too detailed and rigid and don’t belong in a planning document. E.g., for one specific large life sciences campus, these could require as much as 8.5 acres of public space at private expense in the middle of an R&D campus.⁹ Many firms try to accommodate public access, but this is not feasible everywhere. Some restrictions are necessary – e.g., after hours and to meet tenant requirements for privacy and security. Recommend better balance between reasonable public access with needs of life science and R&D tenants.

Thank you for incorporating the concerns of property owners and balancing them with the needs of public access.

Point of clarification: the Discussion Draft provided for a maximum of 100,000 sf (2.3 acres) of urban public spaces for all new developments. It did not specify where in a project those requirements must be met.

D. Neighborhood Scale Parks

Thank you for incorporating the recommendation of the UCPG for new Neighborhood and “Neighborhood-Scale” Parks.

The UCPG recommends that the Revised Plan include plans for **new “Neighborhood-Scale” Parks** to serve the needs of new and existing residents – not just mini parks and “5Ps”.

Thank you for the creative proposal for a Torrey Pines Neighborhood Park (pps 125, 208).

⁹ Clarification: SDR 1 limits urban public space requirements to 10 percent of square footage or 100,000 sf, whichever is smaller.

The site has potential, including for co-existence of park and hospital uses as well as incorporation of adjoining space in Torrey Pines City Park.

Unfortunately, the proposal is *contingent* on non-renewal of a lease that runs until 2043 for a valuable community amenity (hospital). This proposal cannot address the dearth of Recreational Values or Neighborhood and Neighborhood Scale Parks until at least two decades into the life of the plan.

More effort is needed in this category.

~~SDR-4~~ **SDR A.1-5** supporting Urban Public Spaces for residential and commercial developments is a creative approach, which the UCPG supports; however, “parks” of 1,250-3,000-5,000 sf (see pages 192-196 **189-191** of the Discussion Draft **Draft-UCP**) will not meet the future recreation needs of a UC community twice its current size. The Revised **Final** UC Plan must undertake the more challenging effort to ensure that **Neighborhood-Scale Park Facilities** are in our plan.

Recommendation:

- **Include plans to create new Neighborhood Park-Scale Parks** (PMP >3 ac). Parks “large enough to kick a ball, throw a frisbee, and let a three-year-old run to her heart’s content.”
- **Include plans to create new “Neighborhood-Scale” Parks (1-3 ac).** Parks large enough for unstructured play, picnics, games, etc.
- Consider and include a strategy for **scaling Urban Public Space requirements to the size of development** to ensure that Neighborhood **Parks and** Neighborhood-Scale Parks are built *in the places* where growth is occurring.
- **Consider revised SDR-4 new SDR A.2 F** (p. 136, 191-192) to include guidelines for residential/mixed use development of greater than X acres to provide Neighborhood-Scale Park facilities **(1-3 ac)** scaled to the size of the parcel.

E. Land Acquisition

The UC Plan should explain clearly how it will **meet the Parks Master Plan for land acquisition and land area.**

~~Note:~~ The *PMP*, Appendix D, p. 19 states that “At least 20% (or 20 points per 1,000 residents) of a community’s park standard shall be satisfied through increased land acquisition.” The *PMP* indicates that this score as part of total recreational value will be “calculated and used during the community plan update process.” (*PMP*, Appendix D, p 19).

The operative word is “**shall**.”

However, the *PMP* is unclear about how this policy will be fulfilled. The Discussion Draft includes no discussion of how this mandate will be achieved.

As the ~~second large~~ **largest** plan update to approach completion since approval of the *PMP*, the **Final** UC Plan should lay out very clearly how the city will meet this mandate. This is an answer the city must have, and the UC Plan is the place to apply it.

Specific Recommendations:

- ~~p. 137~~ **206-13, Table 7 Existing and Planned Parks and Recreation Facilities Inventory – Include Land Area for future parks**

The UC Plan should explain clearly how this standard will be applied to UC (and to community plan updates in general).

- ~~p. 137, 212-13, Table 5, Community Summary, Table 7 Existing and Planned Parks and Recreation Facilities Inventory~~ should clearly state how many acres of land acquisition will be required to meet the city's points standard (and where these are planned).

- Note: fast math suggests as much as **336 296 additional new acres** of park space will be required to meet the *PMP* mandate (**based on corrected population announced 4-9-24**): 411 total acres of park land in the UC Plan Area at build out (14,400 points needed, 20% of rec value points at ~7 points per acre). Subtracting the current 74.6 acres of community park (UC Community Atlas, 58) equals approximately 336 acres.¹⁰

- The ~~Revised Draft~~ **Final UC Plan** should include this information and show clearly how the Plan and its proposed policies/SDR's will meet (or not meet) this standard. (Table **7**, ~~p 137,~~ **206-213**)

F. Funding and Implementation Mechanism for Parks

The UCPG appreciates the creative effort to design SDR-4 **AI-5 (p 187-93)** for Urban Public Spaces; however, as noted, even with this effort, the Draft does not come close to meeting the required recreational values mandated by the *Parks Master Plan*. It cannot meet the land acquisition mandate. It cannot meet the requirement for Recreation Centers **or Aquatic Facilities**.

The UCPG recommends that the city develop additional strategies to build and finance future park and recreation infrastructure.

Specific Recommendations:

- Consider a **supplemental funding mechanism** such as Supplemental Development Impact fees ("Future Opportunities Fund") for Parks in UC (see section X below).

¹⁰ The *PMP* would require ~ 370 total acres of park land in the UC Plan Area at build out (that is, 12,956 points needed x 20% of rec value points at ~7 points per acre). Subtracting the current 74.6 acres of community park (UC Community Atlas, 58) equals approximately 296 additional acres to meet the *PMP* standard.

- Consider a **revised or expanded SDR-4 A.F and G** to scale park facilities to the size of development with the goal of providing **Neighborhood (>3 ac)** and Neighborhood-Scale Park **(1-3ac)** facilities in developments of sufficient size (see above).
- Consider **other means to finance and support park development** to meet *PMP* standards.

G. Prioritize preserving unstructured, open green areas in current and future parks.

The UCPG recognizes many comments and concerns over the need for unstructured open green areas and play fields in our local parks.

- The UCPG recommends that the Plan **prioritize unstructured, open green areas and play fields** in current and future parks.

H. Specific Park Recommendations: RE Table 5: Park Inventory

- p. 130—133 **206-210: Community Parks, Pocket Parks, Trailheads and Plazas**

Column 4: Rows 6-32 24:

- **Replace “Recommendations”** for proposed parks in lines 6-32. Clarify that future park design will coordinate with the community. Note, many items have been on the unfunded list for years.

Substitute the following process statement for current lists of amenities:

~~“Work with the community to~~ In coordination with UC Parks and Recreation Council, determine items needed and desired to be added to the park. Include on that list for consideration items on the city’s Parks Unfunded Improvements list.”

- p. 130—#9 **212 - #34- Torrey Pines City Park**

- **Update Project Description** – Many current facilities appear to be missing - include existing facilities – overlooks, trails, beach, picnic tables, cafe, deck, etc...
- **Fully score existing park facilities** to ensure that recreational value tallies are accurate for current and existing points

Thank you for incorporating UCPG recommendation to include direction to implement the Torrey Pines City Park GDP.

- ~~Replace Recommendation in column 4:~~ (see also Policy 5.13C, p.184):

~~“Implement the Torrey Pines City Park GDP (General Development Plan).”~~

Note: The General Development Plan for TPC park was completed in 2012.

~~Please confirm and follow up on the legal agreement that led to this GDP.~~
~~There may be legal requirements outstanding that have not been met. See GDP:~~
~~<https://www.sandiego.gov/sites/default/files/tpgdp120621.pdf>~~

Thank you for responding to UCPG recommendation to review and confirm status of community Shorelines:

~~p. 134, Shorelines~~

~~Please confirm status of 1,000 yards of beach at Torrey Pines City Park.~~

~~Score and add to plan.~~

~~Clarify city vs state jurisdiction and assure points are scored.~~

- Please Add and Score - Old Route 101 Trail

3,800 LF of paved, publicly accessible walking/cycling path on City of San Diego land. The pathway runs from Torrey Pines Lodge/Callan Rd to South Fork Trailhead, Torrey Pines State Reserve on the west side of North Torrey Pines Road

~~p. 130~~ - ~~#14~~ **208 - **#13** Mandell Weiss Eastgate Neighborhood Park:**

Thank you for responding to recommendations of the UCPG to confirm and clarify the status of public park facilities at Weiss/Eastgate Park and Lawrence Family JCC:

~~- Confirm the status of the public park facilities at Weiss Park/Lawrence Family JCC~~

~~- Clarify what the public access is, including the cost for use of the JCC indoor and outdoor recreational facilities and the outdoor park~~

Unfortunately, the finding is that these recreational facilities on city land designated as Weiss-Eastgate Park do not meet PMP standards for public access.

- Clarify the intention that Weiss Park/JCC facilities are public¹¹

Note:

¹¹ The 1981 lease between the city and JCC includes the expectation that the property “*shall be developed, operated, and maintained as a public community center for park, recreational, cultural, and educational activities for the benefit of the citizens of San Diego.*” (Source: https://docs.sandiego.gov/council_reso_ordinance/rao1981/R-254702.pdf). The 1987 UC Plan includes Eastgate Park among population-based parks, “*as a privately operated park and community recreation center open to the general public*” 229.

~~The 1981 lease between the city and JCC includes the expectation that the property “shall be developed, operated, and maintained as a public community center for park, recreational, cultural, and educational activities for the benefit of the citizens of San Diego”.~~

~~(Source: https://docs.sandiego.gov/council_reso_ordinance/rao1981/R-254702.pdf)~~

~~The 1987 UC Plan includes Eastgate Park among population-based parks, “as a privately operated park and community recreation center open to the general public” 229.~~

Like the lease related to the proposed Torrey Pines Neighborhood Park, The **this** lease will expire before the term of the Community Plan.

The Final UC Plan should include plans that include public access to these recreational facilities in a city park.

Specific Recommendations:

Please Incorporate recommendations listed in Part B (above) – Recreation and Aquatic Centers:

Add to ~~Table 5, p 129,~~ **Table 7, p. 206,** Recreation and Aquatic Center at JCC-Mandel Weiss-Eastgate Park.

Modify Policy 4.1 F, p. ~~180~~ **176.** “Preserve, expand and enhance existing recreation centers and aquatic facilities to increase their life span. Meet Park Master Plan guidelines for recreation and aquatic facilities to serve the University Community.”

Add Policy 4.1 F1, p ~~180~~ **176.** Assure public access to recreation and aquatic center facilities of the Lawrence Family JCC in Weiss Eastgate Park.

Add Policy 4.1 F2, p 176. Meet Park Master Plan guidelines for recreation and aquatic facilities to serve the University Community.

~~- p. 130-31, —line 14:~~ **208, line 13**

Confirm and Re-Score Mandell Weiss Park

(“Existing Park Value”) **including JCC facilities.**

Facilities listed in website include recreation center, fitness gym, tennis center and courts, theater, and aquatic center.

~~Table 7Draft~~ recommendations (**line 13**, column 4) includes outdoor amphitheater. JCC website lists: “an outdoor amphitheater”

Thank you for incorporating UCPG recommendation to modify Project Description, to read “The park includes the facilities of the Lawrence Family Jewish Community Center”:

~~p. 130, Change “Project Description,” final sentence:~~

~~“The park includes the facilities of the Lawrence Family Jewish Community Center.”~~

- p. 434 **208**, Change the acreage to 10.49 acres in column “Existing Size”

~~-p. 129, Acknowledge and Count the Recreation Center and Aquatic Center
(add to Table 5, Park Inventory, p.129)~~

- **Limit hardscape and development in open areas of Weiss Park.** The open outdoor area of Weiss Park is very well used. It is crowded with limited Space for play fields.

- **Universal change - Replace column 4 recommendation:**

“Work with the JCC and the Community to determine needs and priorities.”

~~-Add policy 4.1 F1~~

~~**“Assure public access to recreation and aquatic center facilities of the Lawrence Family JCC in Weiss Eastgate Park.”**~~

- Consider adding the **recommendation to explore potential for expanding Weiss Park in the future** through purchase or agreement with adjoining property owners. Note: utility property at NE corner of Regents Rd/Executive Dr. may not be needed for present purposes in the future. It would represent an opportunity for the city to expand park space in a critical location.

- p. 430 **208** – **Future Neighborhood Park Opportunities**

- **Town Park Villas Golf Course:**

Consider potential for future **Neighborhood Park** at former golf course through acquisition or joint use agreement. Vet with community.

- **La Jolla Village Square/Nobel Campus Area in general:**

Consider recommendation for a Neighborhood Scale Park at/in vicinity of La Jolla Village Square.

- p. 432, ~~#14-15~~ **p 208, #15-16** – **Linear Parks at Regents Road North/South**

- The UCPG, UCPU Subcommittee and community strongly support these Linear Parks. ~~Thank you for including them in the plan.~~

The UCPG has the following recommendations to meet its expectations for these important community spaces.

Unfortunately, support for these Parks appears to have eroded in the D-UCP. Expanding use of the term “greenways” to describe Linear Parks suggests a retreat of city support for this community goal.

Recommendations:

Please incorporate the recommendations of the UCPG:

- **Add policy language** that they will be developed **as Parks** and **managed** as such by the Park and Recreation Department.
- **Confirm transfer and management by Parks and Recreation Department** (not Transportation and Storm Water).

Thank you for incorporating UCPG recommendation to:

-Correct Photos on p. 122-24

~~The Draft's images are reversed for Governor Drive pocket park and Regents Road North.~~

Please incorporate UCPG recommendation to identify these facilities as Linear Parks.

- Modify language, p. 122 126:

Please use “Linear Parks” (versus “greenway”) to clarify the city’s intention that these will be **PARKS**, planned, managed and maintained by Parks and Recreation Dept, and **not STREETS** managed and maintained by TSW.

“These three ~~green-way~~ **Linear Park** projects could provide fitness circuit nature exploration playgrounds, educational signage, pedestrian and bike paths for families and children as well as providing scenic overlooks into the canyon while maintaining and improving existing trails, **habitat conservation** and maintenance access. They also provide an excellent opportunity to educate the public on the native plants and animals that need the canyon to thrive and survive.” (p 126)

Note: If there is anything the community or UCPG need to do to ensure that the Linear Parks will be managed *as parks* by Parks and Recreation Dept, please let us know now.

Thank you for maintaining the incorporating UCPG recommendation to utilize unused rights of way for linear parks and other public spaces.

- Modify Policy 3.1 H (p 173) for clarity: “Pursue opportunities for the conversion of underutilized right-of-way (e.g., areas adjacent to roadways, and paper streets) into exclusive pedestrian ways, multi-use paths, linear parks, or other public spaces that encourage outdoor activity and expand urban greening ~~space~~. Areas of particular interest within the University Community include Governor Drive terminus west of Stresemann Street, Regents Road terminus south of Porte de Merano, and the ~~vacant space west of~~ **unused right of way of** Regents Road between Governor Drive and the Rose Canyon Trailhead.”

- **Modify Policy 4.1 G (p 176) to include street as well as alley ROWs.**

“Increase recreational opportunities by acquiring and developing land through road/parking “diets” and street and alley rights-of-way vacations, where appropriate, to provide for park and recreation uses.” (p 176)

Thank you for incorporating UCPG recommendation to delete erroneous reference to linear park on Campus Point Drive.

~~- correction p. 68, column 2, paragraph 3:~~

~~Cut erroneous reference to a Linear Park on Campus Point Drive?~~

- **p. 132 210, #19 Eastgate Mini-Park 2,**

- **Include potential to eExpand Eastgate Mini Park 2** on Towne Center Drive. Please implement concept presented to Subcommittee, May 17, 2022, including potential vernal pool restoration, elevated walkway, public access, and outdoor education space at Mini-Park 2.

- **Explore potential joint use agreement** with adjoining owner of this former building pad, which contains a natural vernal pool and tremendous potential for restoration, education, and stewardship.

- **Correct Project Description for accuracy, Table 7, p 210**

There are no picnic tables. The “multi-use pathways” are disconnected sidewalk. Concrete edging serves as “seating.”



(Source: Planning Department Presentation, CPUS Meeting, May 17, 2022)

- p. 132 **210: # 20: Governor Drive Linear Park**

- Revise language -
 - Identify as a “Linear Park”
 - **Delete “Greenway”**
 - Clarify, location
- Confirm transfer and management by Parks and Recreation Dept.

- **Update description:**

Governor Drive ~~Greenway~~ **Linear Park**

“Existing rights-of-way at the west end of Governor Drive south of the Rose Canyon is planned to be converted into a pocket **linear** park under management by Parks and Recreation Department between Stresemann Street and at the entrance to the Coastal Sage Habitat Interpretive trail.

- p 132 **210: #21: - Delete Eastgate Drive Pocket Park.**

- UCPG recommends deleting this proposal for a joint use park. The area is maintained privately as a small park. City should not take on maintenance and costs of this space.

- The location is inside the Airport Noise Exposure 65 decibel zone. Passive recreation is NOT a permitted use in the 65+ decibel zone.¹

- p 132 **210, #22**

- Please restore potential Gullstrand St. Trailhead Pocket Park.

- There is strong community support for acquiring this 14-acre parcel **as open space park**. Multiple community group votes have supported this position. The UCPG voted 16-0 in July 2020, to recommend protection of this parcel *as open space*. (see UCPG Minutes, July 2020).

Clarify that the 14 acres would remain an **open space park** with a new trailhead, pocket park at Gullstrand Street.

-Specify potential for acquisition through purchase or land swap – which Public Utilities Department may have greater interest in and the city may be better able to afford.

Modify Include project description: restored row #22, column 4.

“Recommend acquiring 14 acres of ~~vacant~~ open space north of University Gardens Neighborhood Park from the Public Utilities Department (through purchase, land exchange or other means) for use as open space park. Design, and construct a pocket park consisting of a trailhead, trail, public art, educational/cultural elements, and seating.”

- p 210, #22 Torreyana Pocket Park. Please locate this proposed pocket park in Figure 26, p 125.

- p 210, #23 Campus Point Drive Pocket Park. Please locate this proposed pocket park in Figure 26, p 125.

- Update Project Description. Note that this proposed park is on private property, like #21-22

- Update Recommendations:

“Design and construct a park with facilities consisting of public art, educational/cultural elements, seating, a scenic view overlook area, native plant restoration, and shade trees.

- p 210, #24 Nobel Drive Pocket Park. Please locate this proposed pocket park in Figure 26, p 125.

- Update description. Note that this proposed park is on private property, like #21-22

- p. 134 ~~210~~ ~~#29~~ ~~28~~ Montrose Park – UTC (aka “Torrey Trail”)

Thank you for incorporating the recommendation of the UCPG to review and clarify the status of this existing joint use facility.¹²

The UCPG does not support the concept of a joint use park at this location. It does support the agreed development of this space as a privately owned and maintained park open to the public.

Westfield UTC is required to maintain this as a public park as a condition of the city's 2008 approval of the UTC mall expansion, which included the addition of residential development (corner Nobel/Genesee). The city should NOT enter into a joint use agreement for resources that should be provided by prior agreement, as that would shift the cost of park maintenance and operation from private owner to city.—

Note: The ~~2008 MPDP for Westfield UTC~~ includes the following language:

¹² Westfield UTC is required to maintain this as a public park as a condition of the city's 2008 approval of the UTC mall expansion. See 2008 MPDP for Westfield UTC, MPDP, p 3:12, 4:36, 4:81)

~~“Torrey Trail,” 7.3 ac of designated open space, including steep slopes, and community facilities, plus usable park space of 2.10 ac to be “improved to satisfy population-based park requirements” as part of planned residential development on the UTC site (subsequently built).~~

~~“Westfield UTC proposes to improve Torrey Trail with park amenities open to the public...” (MPDP, 4:36) The space “shall be privately owned and maintained with a recreation easement to allow public use.” (p. 3:12). Proposed improvements include: lights along the pathway, a tot lot, benches, picnic tables or other park amenities” plus off leash dog park...~~

~~“That portion of the existing Torrey Trail to be improved to satisfy population-based park requirements shall be developed consistent with Park and Recreation Department standards/guidelines, and shall be privately owned and maintained with a recreation easement to allow for general public use.” (MPDP, 4:81)~~

- p. 134 210, #30 29. Consider Joint Use – SDUSD – Mission Bay Montessori.

~~UCPG supports this concept.~~

- Delete recommendation for sports field lighting as this property adjoins the MHPA and a steep, unlighted canyon visible from I-5, etc. Avoid light pollution and habitat impacts.

- Revise recommendation:

“Work with the community to determine items needed and desired to be added to the park. Include on that list for consideration items on the city’s Parks Unfunded Improvements list.”

- p. 134 210 Joint Use Opportunities – University City High School

Thank you for incorporating the recommendations of the UCPG to review and clarify the joint use status of facilities at UCHS.

~~**-Confirm status of Joint Use facilities at UCHS.** We may be missing
existing agreements.~~

The UCPG recommends that the City continue to:

- Consider future Joint Use opportunities at UCHS.

These facilities are routinely used. Informal use should be formalized to secure public access to facilities that have been in public use for many years.

~~Note: Signage at UCHS – Tennis Courts – currently references management by SDUSD AND “City of San Diego Parks and Recreation Department.”~~

~~Also, the North UC FBA formerly included funds for joint use at UCHS. This budget line was later deleted. Is there a joint use agreement with UCHS? If not, there could be, as this is currently a well-used recreational space by the community.~~

CUT PHOTO



~~Tennis Courts at UCHS — Managed by SDUSD and “City of San Diego Park and Rec Dept”~~

p. 134 210 Consider Joint Use Opportunities – North UC: La Jolla Country Day School/Places of Worship?

- **Consider possible joint use opportunities** in North UC where the majority of residential development is planned and the greatest need is/will be.

- **Explore potential for private/public partnerships** for joint use with LJ Country Day School and NUC religious institutions.

- p. 134 212 ~~#33~~ #32 Rose Canyon Open Space Park

- Update Recommendation to meet MSCP/MHPA guidelines. ~~Planning for~~ Natural Resources **Management Planning** should precede recreational planning in MSCP/MHPA areas such as RCOSP. The city is 25 years behind in this legal obligation:

- **Revise recommendation:**

“Complete a Natural Resources Management Plan to inform future uses.”

- **Please Correct Typo:**

Design and construct trails that ~~compile~~ **comply** with the MSCP consistency findings, Environmentally Sensitive Land regulations, and Natural Resource Management Plans.

Thank you for incorporating UCPG recommendation to delete proposed Voight Lane Overlook, which is on the UCSD campus.

~~–p. 134 – #37 Voigt Lane Overlook~~

~~Delete this park on the UCSD campus. UCSD parks are not counted in the Plan.~~

VIII. UCPG Recommendations: Sustainable Community – Guiding

Principle 6 (*“A Sustainable Community Integrated with its Natural Environment, Open Space, and Recreational Areas,”* **p 13**)

Recommendations for Urban Design, Urban Forestry and Urban Greening, Canyon Adjacent Development, MHPA Protection, Parks and Recreation, Open Space and Conservation, etc.

~~A. Overall, the UC Plan Update needs **stronger policies on the protection, enhancement, restoration and integration of nature**, particularly native species, throughout the Community Plan area.~~

~~–It needs more emphasis on **nature, habitat, biodiversity, native landscaping and native wildlife** not just for MHPA areas, but also for community parks, mini parks, developed areas, urban design, and urban greening, street tree selection, urban forestry, etc. See specific recommendations below.~~

~~–The UC Plan should **state the benefit of locally native plants to native wildlife**, including native bees, other insects, and birds.~~

~~–The Plan should include more words like **“enhance,” “manage,” “protect,” “restore,” natural environments,” “San Diego native biodiversity.”**~~

A. Thank you for incorporating many UCPG recommendations in support of Guiding Principle 6.

These include “stronger language and policies on the protection, enhancement, restoration and integration of nature, particularly native species, throughout the Community Plan area.” (UCPG, July 2023)

The D-UCP incorporates more “emphasis on nature, habitat, biodiversity, native landscaping and native wildlife not just for MHPA areas, but also for community parks, mini parks, developed areas, urban design, and urban greening, street tree selection, urban forestry, etc.” (UCPG, July 2023).

Nonetheless, there are many areas where the Final UC Plan can and should be strengthened to support Guiding Principle 6.

B. Dedication of Open Space

Thank you for your commitment to dedicating UCPG recommended city-owned open space parcels pursuant to Charter section 55.

This has been a long-standing and strongly held recommendation of the UCPG. The UCPG voted unanimously to support dedication of these parcels in July, 2020 (see UCPG Minutes).

Thank you for accurately identifying these parcels in the Draft -UCP, Figure 29 (University Community Open Space), p 143.

Unfortunately, supporting documents in the D-EIR, Biological Resources Report (BRR) and Proposed Zoning Map do NOT accurately identify these parcels.

- Figures 4 and 5 of the Biological Resources Report omit a portion of one of the parcels (see below).
- The BRR and D-EIR mis-state the total acreage of the lands proposed for dedication. The D-EIR states that 160.9 acres are proposed for dedication.¹³ The correct acreage is approximately 168.79 acres.¹⁴

It is critical that these documents are accurate and that the city owned lands proposed for dedication are consistently and correctly identified so that this proposal may be translated into an accurate policy/ordinance language for Council approval.

Specific Recommendations:

- Please correct errors to ensure consistency between the Draft UC Plan and the environmental documents that support it.
- Please revise the D-EIR, the Biological Resources Report (Fig 4-5), and the Proposed Zoning Map to ensure that city owned open space parcels to be dedicated pursuant to Charter section 55 are described accurately and consistently in every part of the Final University Community Plan.
- Please revise the D-EIR, the Biological Resources Report (Fig 4-5), and the Proposed Zoning Map to ensure that all of parcel K302 P3 (sub-parcels APN: 343-121-01 & 343-121-05) are included in the Final UCPlan and associated documents.

Figures provided for reference:

Figure 29: University Community Open Space, D-UCP, p 143

¹³ See Biological Resources Report, p 8; D-EIR p 3-64.

¹⁴ Correct acreages are available for parcels K302 P2, K302 P3, L310 RU, L303 RU, L303 PM, via the City's City Owned Property tool:

<https://sandiego.maps.arcgis.com/apps/webappviewer/index.html?id=7cace2f50ec7459e84acaa98345c2806>

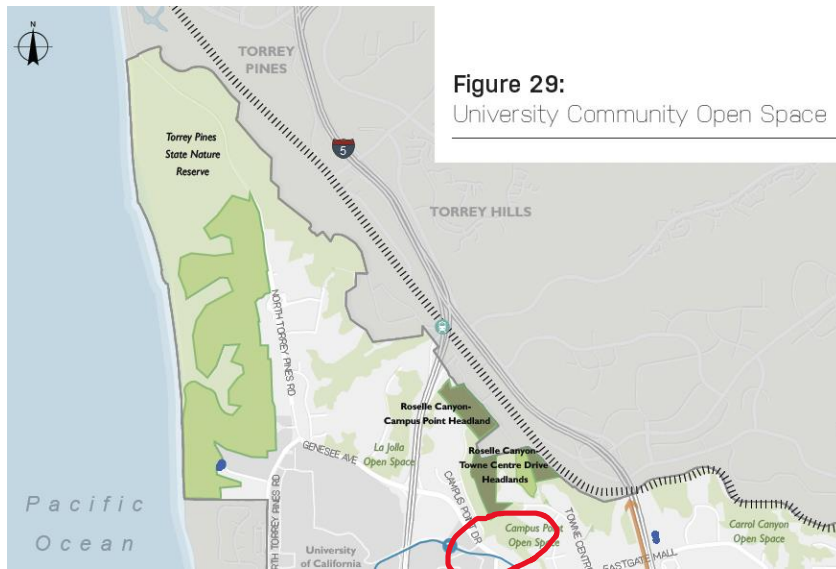


Figure 29 accurately represents the parcels proposed for dedication under Charter sect 55. The parcel misrepresented in the D-EIR and Biological Resources Report (K302 P3) is circled in red. K302 P3 includes two sub-parcels (APN: 343-121-01 & 343-121-05)

City of San Diego, Map of City Owned Property illustrates the full parcel (K302 P3).

Map of City Owned Property

<https://www.arcgis.com/apps/webappviewer/index.html?id=7cace2f50ec7459e84acaa98345c2806>

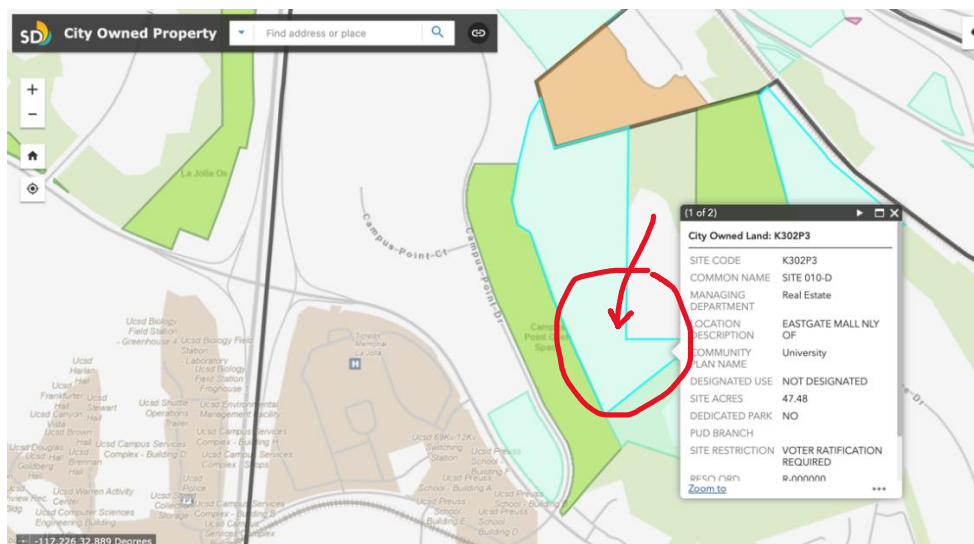


Figure 4. Post-Project MHPA and Conserved Lands, Biological Resources Report, D-UCP.

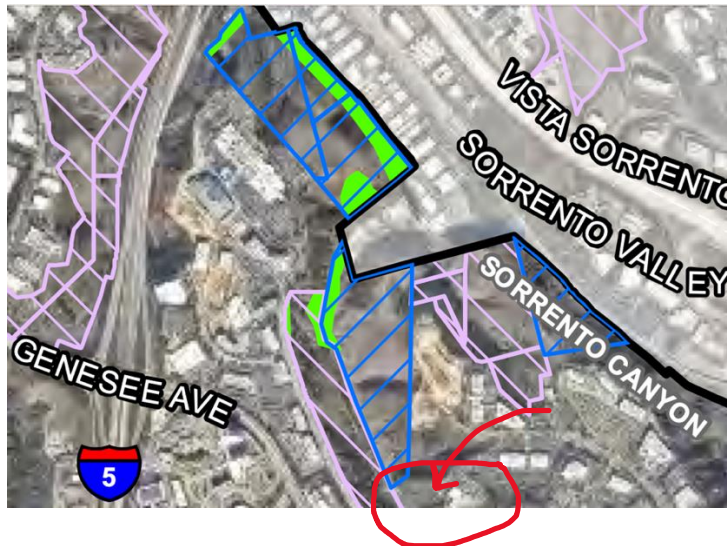


Figure 4 omits a portion of one parcel (K302 P3) proposed for dedication. The missing sub-parcel is APN: 343-121-05. It is approximately 5-acres in size.

Figure 5: “Open Space to be Dedicated Pursuant to Charter 55”



Figure 5, BRR, omits a portion of one of the four parcels (K302 P3). The missing sub-parcel is APN: 343-121-05. It is approximately 5-acres in size.

Additional Open Space Recommendations:

- Please modify language on “Other Open Space Areas,” p 140:

*“The land in Federal Government ownership within the community plan area ~~is~~ **contains highly sensitive habitat** ~~currently vacant, and p~~Public access is not authorized on any parcels owned by the federal government. It is anticipated that....”*

C. Native Trees and Landscaping:

The plan should prioritize **landscaping all projects and all areas throughout the Plan with plants specifically native to San Diego**. This includes streets, paseos, parks, public and private project landscaping, and stormwater infrastructure.

Thank you for responding to UCPG recommendations by adding seven native trees as optional street tree selections. This is a small step in the right direction.

The Final UCPlan should take the next steps to *prioritize* native trees in urban forestry, as well as to strengthen support for native landscaping in urban design, urban greening, parks and open space.

Specific Recommendations:

Thank you for responding to the UCPG recommendation to *prioritize* native landscaping by adding language to support “*incorporating native plants and landscaping*” in the Urban Design of the Torrey Pines and Campus Point/Towne Centre Drive areas (pps 78 and 82).

Please add specific Policies to make native landscaping a priority in these areas.

- **Prioritize native landscaping in the Torrey Pines and Campus Pt/Towne Centre Drive “Village” areas.**
- **Please support UCPG recommendation to ~~a~~Add urban design policies for North Torrey Pines and Campus Point/Towne Centre areas.**

~~North Torrey Pines Employment Center, p 175~~

Add Policy 2.15 ~~G~~ **L. “Prioritize native landscaping and design features sensitive to biodiversity. p 170**

~~Development in the Campus Point and Towne Centre Employment Village, p 175~~

Add Policy 2.16 ~~G~~ **K. “Prioritize native landscaping and design features sensitive to biodiversity. p 171**

Add Policy 2.16 L. *“Encourage publicly accessible canyon overlooks to create a stronger sense of place and foster appreciation for the open space system.”* (p 171)

- Urban Greening: Prioritize native vegetation

Thank you for supporting UCPG recommendation to support use of native vegetation in Urban Greening, (pps 74-75).

Please incorporate UCPG recommendation to Add Policy 4.1 M.1. p. ~~180~~ 178, to reinforce this discussion.

4.1 M.1. “Prioritize use of native vegetation in Green Streets”

Thank you for incorporating UCPG recommendation to “restore” native vegetation in open space areas.

Please incorporate UCPG recommendation to delete conditional phrase, “where possible.”¹⁵

- Please Modify Policy 4.2 D, p. ~~181~~ 178

“Retain and restore native vegetation ~~where possible~~ in open space areas.”

- Modify Policy 5.6 A. p. ~~183~~ 178

“Retain native vegetation ~~where feasible~~ and revegetated disturbed areas and open space with locally native, non-invasive, drought tolerant, and fire-resistive species to improve drainage conditions, reduce slope erosion and instability, protect water quality, and restore biological diversity. New development within or adjacent to the MHPA must comply with the MHPA Land Use Adjacency Guidelines.”

- Urban Forestry: Prioritize Native Trees

Thank you for responding to UCPG recommendation by adding 7 “Optional native trees” for use on a “project by project basis (p 73).

This is a very small step. The Final UCPlan should do more.

Prioritize **native street trees** in **Tree Selection for the University Community** (e.g. Coast Live Oaks, Western Sycamores, Torrey Pines, etc) adjacent to open space (parkways), on streets connecting open space areas (corridors), and at specific community entries (gateways).

¹⁵ Recommendation supports the goal of “Open Space Canyons,” *“to preserve and protect native plants and animals, while providing for compatible public access and enjoyment.”* (D-UCP, p 124).

Native trees help to define the community and region. They create sense of place, enhance biodiversity, reduce water consumption, and integrate the benefits of natural systems within the urban landscape. **For instance, the Torrey Pines that line much of North Torrey Pines Road create a unique sense of place that underlies the attractiveness and high real estate values of the life science core.**

San Diego County recently passed a native landscaping ordinance (2022). UC is a regional leader in **community and corporate** emphasis on native landscaping. The UCPG has been a driving force behind this change. **Native trees and landscaping are keys to a sustainable future.** ~~This is the future.~~ The **Final** UC Plan should lead.

Specific recommendations:

- p. 62 **70**, columns 1 and 2. – **Please** Incorporate justification for use of native trees
- p. 68 **74**, column 1, paragraph 1, **Please** insert language
 “...urban greening allows for double the benefits when considering the community’s mobility network as an additional opportunity to expand open space and wildlife habitat enhance biodiversity.”¹⁶
- a. **Please incorporate recommendation of UCPG to identify specific street segments as locations for Native Trees and Shrubs. Figure 42 13: Street Tree Plan, p 63-67 and Table 3, Street Tree Matrix, (p 200-202): Identify the following street segments as:**

“Native Tree Parkways”: street segments adjacent to or between open space/canyon edges.

- **Regents Road**, north and south of Rose Canyon. Designate Linear Parks and road segments stretching from them north and south for native trees.
- **Governor Drive** from Linear Park to Regents Road
- **Gullstrand St** from Kantor Street to Florey Street/Rock Valley Ct
- **Gilman Drive**, I-5-UCSD
- **Nobel Drive**, Towne Centre Drive to Miramar Rd
- **Campus Point Drive**, Genesee to north end
- **Towne Centre Drive**, Eastgate Mall to north end (potentially south as well, see below)
-
- **Eastgate Mall**, Towne Centre Drive to Miramar Road
- **Judicial Drive**, Nobel Dr to Eastgate Mall
- **La Jolla Colony Drive**, I-5-Porte La Paz
- **Torrey Pines Road**, Genesee to TPSR. (Torrey Pines, please)

- b. Identify the following street segments as Native Tree “Corridors” to

¹⁶ See Liu, “Are Street Trees Friendly to Biodiversity?” *Landscape and Urban Planning*, (Feb, 2022).

enhance connectivity between open space areas, especially for birds and insects

- **Regents Road, north and south of Rose Canyon.** Use native street trees (Coast Live Oaks), and landscaping in medians and parkway to connect Marian Bear Park to Rose Canyon, Doyle Park, UCSD, and Campus Point Open Space.
- **Gullstrand Street**, Kantor to Rock Valley Ct. Connect San Clemente Canyon with Rose Canyon via University Gardens Park and University Village Park.
- **Judicial Drive**, Nobel Dr to Eastgate Mall. Connect Rose Canyon with Roselle Canyon/Sorrento Valley.
- **Towne Centre Drive**, Nobel Dr to the north end. Connect Rose Canyon with Roselle Cyn/Sorrento Valley.
- **Gilman Drive**, I-5 to UCSD. Connect Rose Canyon with UCSD
- **Torrey Pines Road**, TPSR to Genesee Ave. Connect UCSD to TPSR
- **Torrey Pines Mesa area**, Prioritize native trees and landscaping for all streets and public ROW.

c. Identify the following street segments as: Native Tree Accent Gateways

- **Regents Road/Hwy 52**, (sycamores and coast live oaks)
- **Genesee Ave /Hwy 52**, (sycamores and coast live oaks)
- **Torrey Pines Road/Genesee** – (Torrey Pines)
- **Miramar Road/Eastgate Mall** (CLO, Toyon, Ceanothus, Rhus)

- p. 64-67 **200-202**, Table 4 3: Street Tree Matrix:

- Please add native trees as primary selections – not merely options:

The matrix includes just **ONE** native tree (Western Sycamore, *Platanus racemosa*).

- Add Coast Live Oak, Torrey Pine, Blue Elderberry, Fremont Cottonwood, and Arroyo Willow, other CA species. Consider Toyon, Lemonade Berry, and other trees. Consult California Native Plant Society for additional recommendations.

- Please add Torrey Pine to Table 3: Street Tree Matrix, “Existing Trees” for North Torrey Pines Road. It is currently a primary street tree on North Torrey Pines Road.

- Please remove invasive trees from **Table 3 - Street Tree Matrix:**

I.e., Remove Mexican Fan Palm (*Washingtonia robusta*) **on Eastgate Mall**

D. The UCPG supports Stronger MHPA adjacency policies ~~are needed~~ throughout the Plan.

The ~~Discussion~~ Draft-UCP projects a large amount of development near and adjacent to MHPA, including habitat for rare species and threatened species listed under the Endangered Species Act.

Recommendations:

Please incorporate UCPG recommendation to support consistent language referencing MHPA (its value, locations, guidelines protecting it, esp. where they may interact with stated policies).

- More consistently **Add language** acknowledging and requiring projects, including parks, to follow MHPA land use adjacency guidelines.

- Add policy to 4.2, p 181:

“Adjacent to MHPA and in the coastal zone, prioritize scenic overlooks and overlook parks over trails in order to provide access to nature balanced with protection of habitat and biodiversity.”

- Please incorporate UCPG recommendation to:

- **Avoid new sports lighting in parks adjacent to MHPA/ MSCP lands...**
(See parks recommendations, Section H below)

E. Protect Watersheds:

Thank you for incorporating UCPG recommendations to strengthen language recognizing and protecting watersheds:

The Plan needs language throughout to **recognize and protect the two ~~two~~ three coastal watersheds** (Rose Creek-**Mission Bay** watershed **La Jolla**, and Los Peñasquitos watershed) **and three creeks** (Carroll Creek, Rose Creek, and San Clemente Creek) that drain from the UC Plan Area.

The Plan should recognize and apply the understanding that clean water in Mission Bay, Los Peñasquitos Lagoon, and Torrey Pines State Beach begins in University City.

Recommendations:

Thank you for incorporating UCPG recommendations to:

- **Modify language, p. ~~68~~ 75, column 2, paragraph 1**

“Through landscape and street design strategies, stormwater facilities will help prevent flooding and urban runoff, reduce erosion in canyons and riparian areas, while enhancing water quality in coastal watersheds, bays and beaches (see Figure 13).”

Please Update/Correct language on watersheds, p 139:

*The University Community Planning Area **is wholly within the Penasquitos watershed management area**, and three tributaries of this watershed including Rose Creek, Carrol Creek, and San Clemente Creek convey **rainfall and***

~~stormwater runoff~~ through the University Community before ultimately draining into Mission Bay and Los Peñasquitos Lagoon. The community possesses a varied ~~and largely undeveloped~~ topography, which provides the opportunity to develop an outstanding open space system.¹⁷

F. Riparian Protection and Restoration:

Please incorporate UCPG recommendation for stronger language supporting riparian protection:

- The Plan must include language throughout about **riparian protection and restoration**.

Recommendations:

- Add policy to specify **development setbacks from Riparian areas**.
Recommend a setback of 100,' which appears mid-range in a variety of published California plans.

(See policy 4.2M below)

Thank you for incorporating UCPG recommendation to protect riparian areas by deleting Policy 5.13 J

- **p. 184 Delete Policy 5.13 J:** It is infeasible and unnecessary.
(See 5.13 J below)

~~"Seek an easement from San Diego Unified along the north side of the University City Senior High School to permit public access through Rose Canyon and under the railroad track to the north."~~

~~Note:~~

~~1. Crossing under the tracks would require crossing under the entire width of the riparian area and creek as the tracks are in the riparian area.~~

~~2. North County Transit District manages the RR Right of Way and prohibits anyone (even contractors working on the rail line) from entering without a flagman present.~~

~~3. Unnecessary: The legal crossing of the canyon/railroad tracks is the bridge on nearby bridge on Genesee Avenue. The Plan Update calls for protected bike lanes the length of Genesee.~~

F. Protect, Manage, Restore Wildlife Corridors

¹⁷ For accuracy: UC is in the Peñasquitos Watershed *Management Area* (an administrative area), but it drains into three watersheds (natural hydrological areas) – Mission Bay, La Jolla, and Los Peñasquitos.

See <https://projectcleanwater.org/watersheds/mission-bay-la-jolla-wma/>

Thank you for incorporating UCPG recommendations to identify and support wildlife corridors in the University Community.

- The Plan should clearly **identify wildlife corridors** and include language about **protecting, managing and restoring them.**

The University Community sits at the juncture of important MSCP-identified wildlife corridors that connect core habitat lands on MSCA-Miramar and Mission Trails Regional Park with coastal canyons – San Clemente/Rose – and the Los Peñasquitos watershed.

Recommendations:

Thank you for incorporating UCPG recommendation to strengthen Policies 4.2 L, p 178, and Policy 5.6 E, p 179 on protection and enhancement of wildlife corridors:

“Preserve identified wildlife corridors and prevent habitat fragmentation between canyons by requiring conformance with the MSCP guidelines such as restricted development, buffers, landscaping, and barriers. Seek opportunities to enhance wildlife corridors through crossing structures, wildlife friendly fencing, land acquisition and other best practices.”

Add policy 5.13 F.1. p. 484 180

“Protect and enhance wildlife corridors to assure safe, functional wildlife connections between MCAS Miramar and Rose Canyon/Rose Creek Watershed and Sorrento Valley/Carroll Creek/Los Peñasquitos Watersheds.”

Correct Figure 29, p 143.

Move arrow depicting north-south wildlife corridor to the east side of I-805, including corridor through Soledad Canyon (route of the railroad).

G. Community Gardens:

Thank you for incorporating UCPG recommendation to include community gardens as an amenity option in urban public space requirements (see Table 2, SDR A.1, p. 188.

- The UCPG recommends the Plan include space in University City for **community gardens.**

H. Canyon Adjacent Development/Context-Sensitive Design Near Open Space

Add policies to address edge effects related to Canyon Adjacent Development, including lighting, bird strikes and bird safe glass, noise and other human impacts. Use native landscaping, protect sensitive habitat, address adjacency threats to MHPA/MSCP, and support biodiversity.

Clarify definition of “canyon” and “canyon edge.”

Balance public access to open space, where appropriate, with protection of sensitive natural resources.

The UCPG strongly supported this concept in the Discussion Draft as a bold step with potential to protect open space and to integrate canyon adjacent development safely and sustainably in the future.

The UCPG recommended specific revisions to clarify and strengthen this policy. These focused on the lack of consistency in the concept description and definition, lack of clarity regarding where and how it would apply, and concerns with mitigating edge effects on open space canyons, and meeting guidelines for environmentally sensitive lands and MHPA.

Thank you for incorporating several of these recommendations.

Unfortunately, the revised Draft-UCP remains inconsistent and unclear. Revisions have multiplied rather than resolving these problems.

- “Canyon edges” remain poorly and inconsistently defined.
- Different parts of the D-UCP suggest radically different limits and locations where the concept may apply.
- Changes to SDR C.2, in particular, restrict its application to approximately 2 properties and under 200 feet of property line in the UC Plan Area.
- Concerns with edge effects are unresolved.

The UCPG urges the city to restore the best features of the original concept as proposed in the Discussion Draft while **making revisions to meet the goals outlined on p 56: to improve urban design and support open space as a community resource by “*designing site improvements to minimize the impact of development to open space and to steep hillside areas.*” (p 56)**

The D-UCP addresses the concept of “Canyon Adjacent Development” in three places:

- a) Chapter 3, Urban Design text (“Context-Sensitive Design near Open Space,” p 56)
- b) Chapter 9, Implementation (“Canyon Adjacent Development,” Policies 2.9 A-E, p 169)
- c) Chapter 9, Implementation, (CPIOZ, Fig 35, p 186 and SDR C.2, “Building Transition – Open Space,” p 195),

The introduction to the concept (p 56) is expansive, referring to major canyon systems throughout the University Community and “Development” in the most general terms.

By contrast, **Fig 11**, which accompanies the text **appears to refer to the SDR C.2, which refers only to a handful of properties**. These inconsistencies must be ironed out in the Final-UCP .

Recommendations:

The following are UCPG recommendations related to

- a) the text introducing Context-Sensitive Design near Open Space (p 56);
- b) Canyon Adjacent Development, Policies 2.9 A-E, (p169); and
- c) Supplemental Development Regulation C.2 (p 195).

a) Context-Sensitive Design near Open Space, Chapter 3, Urban Design, p 56

Thank you for incorporating UCPG recommendation to include language on shielded lighting and minimizing bird strikes in the introduction to Context-Sensitive Design (p 56).

- Please incorporate UCPG recommendation to balance public access to open space, where appropriate, with protection of sensitive natural resources in conformity with MHPA Land Use Adjacency Guidelines.¹⁸

- Please correct awkward text re “reflective glazing.”

Edit p 48-56: Context-Sensitive Design Near Open Space, p-48 56, para. 2:

Development is best when it is designed to recognize the value of open space in supporting habitat and wildlife and serving as a community resource. This can be accomplished by designing site improvements to minimize the impact of development to open space and to steep hillside areas. The Community Plan envisions development adjacent to and/or face canyon open space areas with buildings that locates the tallest portion of buildings furthest from the canyon rim, incorporates a setback from the canyon edges, and steps back upper story levels as illustrated in Figure 11. Building facades with varied design features can help to minimize the potential ~~te~~ for bird strikes. Avoidance of reflective glazing and outdoor lighting that is shielded, directed downward, and faced away from canyon edges can help to reduce ~~reflective glazing that produces~~ glare and light onto the canyon. Where appropriate, development with paseos, paths, terraces along the canyon edge has the opportunity to provide balance public access and views points to open space with protection of sensitive natural resources.

~~–“Development should recognize the value of these and other local open spaces to both support habitat and wildlife and serve as a community resource.... Buildings adjacent to and facing canyons in the community should step back from the canyon edge with terraces and upper story setbacks. Wherever possible, t The long side of the building should face inward and away from the canyon open space. Reflective glazing that produces glare and light onto the canyon should be avoided, outdoor lighting should be shielded and face downward, away from canyon edges, and buildings should be articulated with a pattern of forms and massing that eliminates bird strikes and provides a diverse and varied façade along the open space edge. Balance public access to open space, where appropriate, with protection of sensitive natural resources through Public access to open space should be maintained with paseos, paths, and terraces, and other openings in the development along the canyon edge.”~~

- Please incorporate UCPG recommendations to include this guidance at the Policy Level.

¹⁸ Note, most canyon edge development the University Community identified in Fig 35 adjoins MHPA lands.

- Please incorporate UCPG recommendation to clarify the application of Context-Sensitive/Canyon Adjacent Development in this section.

Clarify definition of “canyon” and “canyon edge” for the purposes of this Regulation, pps 48, 175 and SDR-21, p 204 **56, 169, SDR C.2, 195.**

- Please state explicitly that Context Sensitive Development *as a feature of Urban Design* applies to “canyon edges” throughout the plan, as described in text and Fig 11 on p 56 and in the Urban Design diagrams on pps 79, 83, and 99.
- p. 204-195, please refer specifically to “Canyon Edge Setback” identified in figures maps on pps 73, 77, 93 **79, 83, 99.** (and/or **Planned** Land Uses on p 31 **33**).
- Be sure to show canyon/open space edge setback line on map p 84 **87.**

b) Canyon Adjacent Development, Policies 2.9 A-E, p 169

- Please incorporate UCPG recommendations to reinforce Urban Design guidance at the Policy level.

b) - Modify/Add to Policies under 2.9 p. 174 **169,**

- **2.9B, p 174.** Strengthen policy outdoor lighting - to specify fully-shaded lighting turned away from open space, following best practice for ESL and MSCP:

2.9 B. “Outdoor lighting near or adjacent to the MHPA or canyon edge should be designed to eliminate light impacts on the MHPA or canyon. All outdoor light fixtures should have hoods that extend below the level of the lighting element to avoid intrusion into MHPA.”

Please incorporate UCPG recommendation to balance access to open space with protection of sensitive resources.

- Modify 2.9 C and D, p 174 **169.**

Most of the “canyon adjacent development” in the North Torrey Pines and Campus Point/Towne Centre areas adjoins MHPA lands. Policy Language should balance responsible access with protection of wildlife and other sensitive resources. Specify type and location of appropriate activities on the mesa top at the canyon edge – which will depend on whether the adjacent canyonlands are in the MHPA or not. Clarify that trail access into canyons should take place at approved trailheads only. ***Currently Policy 2.9 C appears to promote illegal trail construction on/to city owned open space lands in contradiction with city policy and D-UCP trails plan (p 130-31).***

2.9 C. Replace with:

“For MHPA adjacent development and other sensitive habitat, signs should notify people that access is prohibited and where official public access is available.”

Thank you for incorporating UCPG recommendations to address MHPA guidelines for light and noise.

2.9 D. Replace with:

“For MHPA adjacent development, common amenities that involve outdoor lighting and potential noise should be located away from the canyon or other MHPA edge and on the other side of buildings from the canyon or other MHPA edge.”

Please incorporate UCPG recommendation to address balance between access and resource protection and more fully incorporate MHPA guidelines:

2.9 D2, Add new policy:

“Balance responsible access with habitat protection. Canyon development adjoining MHPA lands shall follow city LUAG to minimize edge effects due to noise, lighting, and impacts of humans and domestic animals, including use of buffers, fencing, and signage.”

Thank you for incorporating UCPG recommendation for a policy on bird strikes:

- 2.9 E. Add Policy on Bird Strikes

“Design buildings adjacent to open space and MHPA areas to eliminate bird strikes.”

Please incorporate UCPG recommendation for a policy on native landscaping:

- 2.9 F. Add Policy on Native landscaping

“Prioritize use of native landscaping to maximize biological value and minimize habitat impacts of canyon adjacent development. Avoid planting species on the California Invasive Plant Council’s list of invasive plants for Southern California.”

c) CPIOZ – Supplemental Development Regulation C.2:

Thank you for responding in part to UCPG recommendation to more clearly define the limits and application of Canyon Edge/Open Space in SDR C.2.

The D-UCP clarifies that SDR C.2 applies to:

“Development with a residential use abutting open space zoned properties” beginning at the *“property line that abuts open space zoned property”* (SDR C.2. p 195)

Unfortunately, this definition radically limits the application of the policy.

* **There appear to be just two properties in the plan area that satisfy these conditions (cor. Genesee Ave and Eastgate Mall, see below)**

* **A closer look at the property lines, zoning boundaries and actual canyon edges suggests that not more than 150-200 linear feet of property line might be affected by the new SDR C.2.**

* **Based on SDR C.2, the redrawn CPIOZ for “*Canyon-Adjacent Supplemental Development Regulations,*” described in Figure 35 is not accurate.¹⁹**

Staff explained to UCPG on Apr 9, 2024 that **SDR 21/C.2** was changed to satisfy the **objections of ONE property owner** who was described as objecting because of a narrow property.

In responding to this concern, **staff have redefined the “building abutting open space” regulation to apply ALMOST ONLY to that property.**

This sets planning on its head. **It is not necessary to abandon the SDR for every canyon adjacent property to satisfy the concerns of one owner.** Instead, the original language of SDR-21 included precisely this type of exception for properties less than 300’ in depth. If necessary, it could be adjusted further to ensure that one owner was not unfairly affected.

A further disadvantage of the revised SDR is that it removes important features to reduce bird strikes and minimize edge effects on adjoining open space areas. These include original provision C to orient buildings with the short end facing canyon edge and articulate building facades, features that support bird safe design.

Recommendations:

- **Please replace SDR C.2 (D-UCP p 195) with SDR-21 a-d “Building Design Abutting Open Space” (Discussion Draft, p 201) see below.**
- **Please revise SDR C.2 following UCPG recommendations:**
- **Please restore application of SDR C.2 to: “*Development on sites directly abutting an open space area designated in this community plan.*”**
- **Please define base for setback zones at the canyon edge – as defined by Planned Land Uses (see Figure 33)**
- **Please clarify that SDR C.2 applies to “Development” in general (in conformity with CPIOZ area in Fig 35, p 186.**
- **Please restore explanatory section introducing SDR C.2.**

¹⁹ There are no residential zoned properties in the North Torrey Pines area west of I-5. The few parcels zoned for potential mixed use on Campus Point Drive and Towne Centre Drive do not adjoin open space zoned property. The region mapped at the SW corner of Nobel Drive and Genesee Ave adjoins Decoro Street rather than open space. The **only** parcels to which SDR C.2 appears to apply are at the corner of Genesee and Eastgate Mall.

“Canyon-Adjacent Development The purpose and intent of these supplemental development regulations are to provide design regulations to lessen the effect of buildings developed adjacent to open space areas designated in this community plan.”
(See Discussion Draft, SDR 21, p 201)

- Please incorporate UCPG recommendations to strengthen adjacency guidelines of former SDR 21 (Discussion Draft):

- Consider 35' setback, in conformity with MHPA Brush Management Guidelines

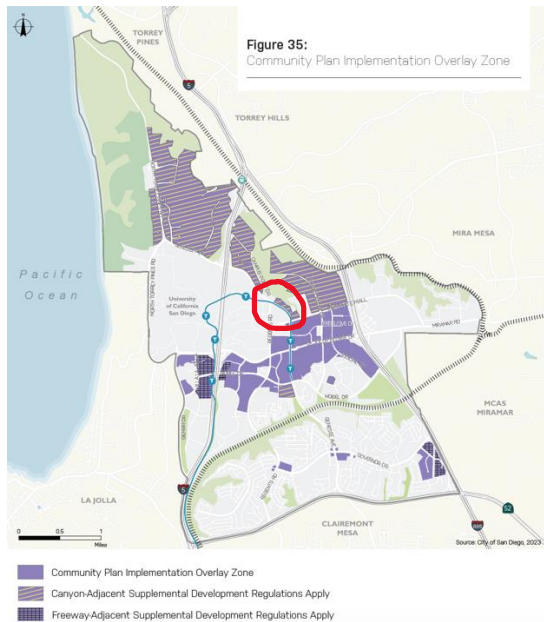
“SDR-21 C.2 Building Design abutting Open Space:

*Development on sites directly abutting an open space area **designated in this community plan** shall conform with the following requirements:*

- a) For a premises greater than 300-feet in depth from the street, provide a ~~50~~ **35**-foot building setback from the open space area.*
- b) Provide a 15-foot upper story setback at least 50 feet above the ground level for the portion of the building fronting the open space area.*
- c) Orient the short ends of buildings toward the open space areas or break down the length of façades facing the open space areas with articulation in the form of one 4-foot offset in the building plane for every 50 feet of façade length.*
- d) **Design buildings to eliminate bird strikes and intrusion of light and glare into adjacent canyons.** The use of highly reflective and mirrored glazing is not permitted fronting open space areas.*

Based on the definition selected in SDR C.2, Figure 35 is no longer accurate. “Canyon Adjacent Supplemental Development Regulations” do not apply to the region mapped.²⁰
The only parcels to which SDR C.2 appears to apply are at the corner of Genesee and Eastgate Mall.

²⁰ There are no residential zoned properties in the North Torrey Pines area west of I-5. The few parcels zoned for potential mixed use on Campus Point Drive and Towne Centre Drive do not adjoin open space zoned property. The region mapped at the SW corner of Nobel Drive and Genesee Ave adjoins Decoro Street rather than open space. The only parcels to which SDR C.2 appears to apply are at the corner of Genesee and Eastgate Mall.



~~Edit pps 48, 175 and SDR-21, p 201:~~

- ~~— Clarify definition of “canyon” and “canyon edge” for the purposes of this regulation. (Is it based on slope? Designation as Environmentally Sensitive Lands? Designation as Open Space?). Please use clear and consistent language — to make sure it is clear where specifically this regulation applies. (Note: Discussion Draft uses “Canyon Adjacent” on pp 48 and 174, 201; “Abutting Open Space” in SDR-21 p 201, “abutting an open space area designated in this plan” in SDR-21, p 201).~~
- ~~— It appears from the specific language in the SDR-21 that this policy applies to development adjacent to designated open space, however, this understanding, if correct, only dawns on the reader on the last page of the Draft. The Revised Draft should clarify language earlier in the plan where the concept is introduced.~~

J. Integrate/Strengthen Language RE Environmental Protection in Parks and Recreation

Thank you for incorporating UCPG recommendation to support restoration:

- Modify Parks and Recreation Goal 6, p. 117-121:

“Protect, preserve and restore natural areas and sensitive biological resources.”

Please incorporate UCPG recommendation to:

- Modify language, Parks and Recreation Goal 7, p. 117-121

“Promote sustainability by utilizing “green technology” and other sustainable practices, such as “green streets” that double as pedestrian amenities and stormwater infrastructure, and ecological enhancements.”²¹

Thank you for incorporating UCPG recommendation:

- Add language, p. 118 **122**, par 1 - Introduction to Parks and Recreation:

“The community’s open space lands also form a critical part of the city’s Multiple Habitat Planning Area, including protected habitat and wildlife corridors for sensitive species.”

Please incorporate UCPG recommendation to emphasize primary role of open space parks typology – “to protect habitat” with compatible passive recreation:²²

- Modify language, p. 120 **124** – paragraph 4,

“This open space is intended to preserve and protect native plants and animals, while providing for compatible public access passive recreation and enjoyment.”

Thank you for incorporating UCPG recommendation to update map and key, Fig. 26 (now Fig 29) to clearly identify designated and dedicated open space.

- Correct language in Figure 26 **29**, University Community Open Space, p 147. **143**

Clarify use of “designated” and “dedicated” open space – it is confusing.

Note: All of the land in Rose Canyon Open Space Park is “Dedicated Parkland.” This is also true for community and neighborhood parks and for a share of Open Space in Roselle Cyn/Sorrento Headlands and the University Open Space in South UC. The Update proposes to add four additional parcels to this list of Dedicated Open Space. Consider avoiding the complexity w/ a key that shows “Open Space” and “Open Space Proposed for Dedication.”

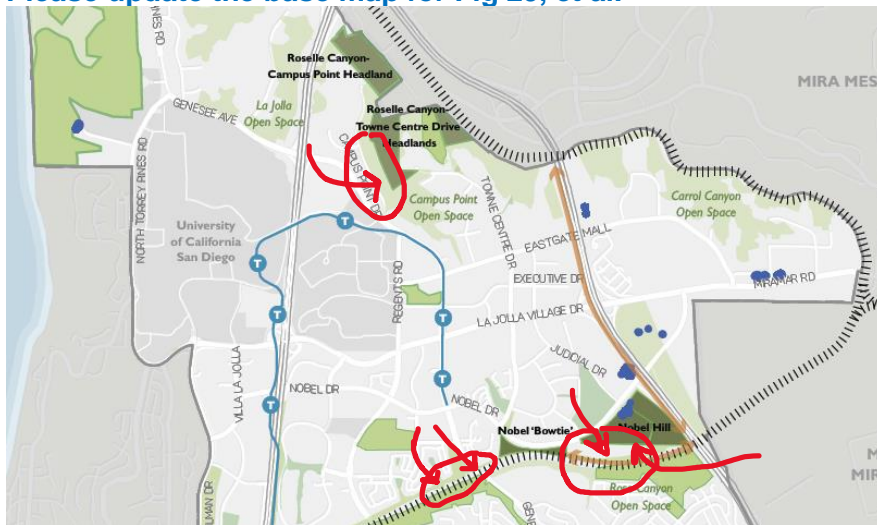
Please complete UCPG recommendation to fully correct Fig 29:

- Update Fig 29 to include ALL dedicated open space in UC.
- Currently, three noticeable parcels are missing.
- Please update map to include the following dedicated open space parcels:
 - Campus Point Open Space (west slopes of Roselle Canyon)
 - Lucera finger canyons (east Rose Canyon)
 - Monarch property (east Rose Canyon/Nobel Hill)
- The same error applies to Figures 2, 3, 4, 5, 6, 13, 18, 20, 22, 23, 24, 26
- Update base maps throughout D-UCP to accurately reflect existing dedicated open space.

²¹ See E. Akins, “Green Streets as Habitats for Biodiversity,” in *Nature Based Strategies for Urban and Building Sustainability* (Heineman, 2018), 251-60.

²² See *Parks Master Plan*, Park and Recreation Facility Typologies: “Open Space,” 21 and 32.

Please update the base map for Fig 29, et al.



K. 4.2 Trails, Overlooks and Pocket Parks, p 181-178

Please incorporate UCPG recommendation to

Add-revise Policy 4.2 A1, p 181-178: Priority for Overlooks adjacent to MHPA²³

- revision for consistency with UCPG recommendation for new policy 4.2 A1 below

“Adjacent to open space areas and to the MHPA and in the coastal zone, prioritize scenic overlooks and overlook parks over trails in order to provide access to nature balanced with protection of habitat and biodiversity.”

“Adjacent to open space areas in the MHPA and coastal zone, prioritize scenic overlooks and overlook parks over trails and trailheads to provide access to nature balanced with protection of habitat and biodiversity.”

IX. POLICY RECOMMENDATIONS –

Parks and Recreation – Open Space and Conservation:

RE: Table 6 1: Plan Policies, 4.0 Parks and Recreation Policies, p 176-78

UCPG Recommendations, changes in **bold blue or green with italics and underline**

4.1 F. Please incorporate UCPG recommendation to update policy 4.1 F to clarify that recreation needs will be met in conformance with the Parks Master Plan standard:

²³ This policy is a **win-win that balances recreational goals** with legal imperatives, such as protection of sensitive habitat, MSCP and coastal guidelines, etc.. Recreational value points represent functionally equivalent recreational experiences. Scenic overlooks within a ½ mile walk of residential neighborhoods or mixed use areas are equal to similarly situated trailheads – 7 points each. (see *PMP*, Appendix D, p 20).

4.1 F. Preserve, expand and enhance existing recreation centers and aquatic facilities to increase their life span, meet current and future recreation needs (in conformance with the Parks Master Plan), or expand their uses and sustainability.. Meet PMP guidelines for recreation and aquatic facilities to serve the University Community.

4.1 F 1. Please incorporate UCPG recommendation to Add new policy 4.1 F 1.

4.1 F 1. Assure public access to recreation and aquatic center facilities in Weiss Eastgate Park.

4.1 J. Thank you for incorporating UCPG recommendation:

Modify/split

4.1 J. Separate the two ideas conflated in 4.1 J.

4.1 J1. Promote open space conservation and restoration of natural lands.

4.1 J2. Provide open space linkages where appropriate, including trailheads and for bike and pedestrian access with appropriate, visible, and clearly marked entrances.

4.1 M. Thank you for incorporating UCPG recommendation to support nature based stormwater solutions and urban greening:

4.1 M. Promote the greening of streets using vegetated swales, rain gardens, permeable pavements, and other alternative compliance stormwater design features as well as through investments in a robust urban forest. Protect water quality in coastal watersheds by minimizing storm flow leaving developed areas.

4.1 O. Thank you for incorporating UCPG recommendation to support use of native vegetation:

4.1 O. Coordinate with Caltrans to plant trees and native shrubs in landscape areas within freeway rights-of-way to improve air quality and provide visual relief.

4.1 S. Thank you for incorporating UCPG recommendation to protect coastal watersheds as well as open space from stormwater run off:

4.1 S. Maintain natural drainage systems and minimize the use of impervious surfaces to protect open spaces and coastal water sheds ways. Concentrations of runoff should be adequately controlled through pervious areas, vegetated swales, and retention basins to prevent an increase in downstream erosion.

4.1 U. Thank you for incorporating UCPG recommendation to enhance biodiversity through native landscaping:

4.1 U. Emphasize native landscaping and design features sensitive to to enhance biodiversity.

4.2 Trails, Overlooks and Trailhead Pocket Parks

4.2 A 1. Please Add New policy.

4.2A1. *“Adjacent to open space areas in the MHPA and coastal zone, prioritize scenic overlooks and overlook parks over trails and trailheads to provide access to nature balanced with protection of habitat and biodiversity.”*

4.2 B. Thank you for incorporating UCPG recommendation to meet MSCP Land Use Adjacency Guidelines in 4.2 K (below). That change is unnecessary here.

Please incorporate UCPG recommendation to modify awkward language (“cultural habitats”)

4.2 B. Preserve and protect city-owned open space canyons and hillsides by providing *landscaped buffers, rustic fencing*, overlooks, kiosks, interpretive signage, and wayfinding elements to educate users on the sensitive natural ~~and cultural~~ habitats and unique biologic, *cultural*, and scenic qualities of these areas. Note: Features shall be in conformance with existing MSCP and MHPA guidelines.

4.2 C. Thank you for incorporating the spirit of UCPG recommendation to highlight appropriate trails planning process.

4.2 C. Connect adjacent communities to trails and trail-adjacent parks by ~~extending~~ *improving* existing trails or providing new ones, *where appropriate and in conformance with Parks Master Plan and all applicable limitations, such as MSCP consistency findings, ESL regulations, Natural Resource Management Plans.*

4.2 D. Thank you for incorporating UCPG recommendation to restore native vegetation in open space areas.

Please incorporate UCPG recommendation to remove qualification “where possible.”²⁴

4.2 D. Retain ~~and restore~~ native vegetation ~~where possible~~ in open space areas.

4.2 F. Thank you for incorporating UCPG recommendation to clarify policy on vernal pools.

~~4.2F. Work cooperatively with property owners to p~~Preserve and manage vernal pools in accordance with the Vernal Pool Habitat Conservation Plan. *Seek opportunities to restore vernal pools where appropriate, including working cooperatively with property owners.*

4.2 G. Thank you for incorporating UCPG recommendation to reference NRMPs:

4.2 G. Implement applicable requirements of the Environmentally Sensitive Lands regulations, Biology Guidelines, *Natural Resource Management Plans*, and MSCP Subarea Plan for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources.

²⁴ Primary purpose of open space parks is to “protect habitat” (i.e. native vegetation and wildlife). See *Parks Master Plan*, Parks and Recreation Facilities Typologies, p 21, also p 32.

4.2 J. Thank you for incorporating UCPG recommendation to support nature based solutions and green infrastructure in storm water infrastructure.

4.2 J. Repair and retrofit storm drain discharge systems to prevent erosion and improve water quality by adequately controlling flow and providing filtration. Use green infrastructure in developed areas to reduce flows into the storm water system. Storm drain outfalls should limit the use of concrete in favor of more natural, vegetated designs, including streambed bioengineering.

4.2 K. Thank you for incorporating UCPG recommendation to reference MHPA Adjacency Guidelines to protect sensitive habitat.

4.2 K. Ensure “buffer zones” sufficient to protect environmentally sensitive habitat areas for new development are determined through the criteria contained within the Environmentally Sensitive Lands regulations, and MHPA Land Use Adjacency Guidelines.

4.2 L. Thank you for incorporating UCPG recommendation to strengthen policy on wildlife corridors.

4.2 L. Preserve identified wildlife corridors and prevent habitat fragmentation between canyons by requiring conformance with the MSCP guidelines such as restricted development, buffers, landscaping, and barriers. Seek opportunities to enhance wildlife corridors through man made crossing structures, wildlife friendly fencing, land acquisition, and other best practices.

4.2 M. Please incorporate UCPG recommendation to

Add a policy - 4.2 M- to protect sensitive riparian areas with specific policy, including potential specify riparian setbacks. Recommend 100'.²⁵

Or... consider specific setback policy in 5.10B (below)

Table 6 1, Conservation and Open Space Policies on Open Space and Biological Resources, Sections 5.6-16, p 179-81

5.6 Biological Resources

5.6 A. Please support UCPG recommendation to preserve native vegetation and revegetate disturbed areas using native species by removing qualifier, “where feasible.”

Edit typo, “vegetated.”

²⁵ This change supports Guiding Principle 6, “Sustainable Community,” (“watershed protection”) p 13 and Open Space and Conservation Goal 2 (“preservation... of wetland resources”) p 135.

5.6 A. Retain native vegetation ~~where feasible~~ and revegetated disturbed areas and open space with native, non-invasive, drought tolerant, and fire-resistive species to improve drainage conditions, reduce slope erosion and instability, and restore biological diversity. New development within or adjacent to the MHPA must comply with the MHPA Land Use Adjacency Guidelines.

5.6 D. Thank you for incorporating spirit of UCPG recommendation to preserve wildlife corridors and reduce habitat fragmentation including support for best practices.

5.6 D. Preserve identified wildlife corridors and prevent habitat fragmentation between canyons by requiring conformance with the MSCP guidelines such as restricted development, buffers, landscaping, and barriers. Seek opportunities to enhance wildlife corridors through crossing structures, wildlife friendly fencing, land acquisition and other best practices.

5.12 Coastal Resources,

5.12 A. Thank you for incorporating UCPG recommendation to protect species and wildlife corridors.

5.12 A. Ensure buffer zones sufficient to protect environmentally sensitive habitat areas, special status species and wildlife corridors from new development as determined by criteria contained within Environmentally Sensitive Habitat Areas (EHSA).

5.13 Area Specific Conservation and Open Space Policies

5.13 A. Thank you for incorporating UCPG recommendation to identify Roselle Cyn among protected open space areas.

5.13 A. Preserve the open space areas of Torrey Pines Mesa and coastal area, Sorrento Valley, Roselle and Soledad Canyon hillsides and canyons, Rose Canyon, San Clemente Canyon and areas most severely impacted by aircraft overflights.

5.13 B. Thank you for incorporating UCPG recommendation to support coastal and canyon viewsheds in Sorrento Valley and Roselle Cyn.

Please edit for clarity – Roselle Canyon is the canyon area between Campus Point and Towne Centre Drives.

Language, “within scenic overlooks,” is unclear. Is the policy designed to protect viewsheds or to promote development of scenic overlooks?

5.13 B. Preserve the scenic qualities of the surrounding coastal and canyon viewshed areas ~~within~~ scenic overlooks in Rose Canyon, San Clemente Canyon/Marian Bear Memorial Park, Sorrento Valley, and Roselle Canyon ~~and the canyon area between Campus Point Drive and Towne Centre Drive.~~

5.13 B1. Please incorporate UCPG recommendation to Add a policy on Ocean scenic views:

5.13 B1. Preserve the scenic value of ocean views from public areas and street rights of way.

5.13 C. Thank you for incorporating UCPG recommendation to reference adopted General Development Plan for TPC Park.

5.13 C. Develop a park in accordance with the Torrey Pines City Park in accordance with the Torrey Pines City Park General Development Plan to enhance unique recreational opportunities, such as beach access and gliding activities, while preserving existing biological and archaeological resources and topographic features.

5.13 E and F. Please incorporate UCPG recommendation to Clarify policy language in 5.13 E and F and support protection of MSCP and other ESL lands in Soledad Canyon.

Floating prepositional phrase makes it **policies** unclear. Note: Most of Soledad Canyon slopes are already protected by MHPA guidelines.

Consider adding phrase “in conformance with existing MSCP and MHPA guidelines.”

Modify 5.13 E. Avoid Mitigate any disturbance of the hillsides in Soledad Canyon Open Space in conformance with existing MSCP and MHPA guidelines and adjoining MHPA areas. Outside of MHPA, mitigate hillside disturbance with contour grading and revegetation with native species in Soledad Canyon Open Space.

Modify 5.13 F. Preserve steep hillsides facing the canyons in Soledad Canyon Open Space in conformance with existing MSCP and MHPA guidelines by establishing conservation easements and dedications in conjunction with new development in Soledad Canyon Open Space.

5.13 F 1. Please incorporate UCPG recommendation to Add policy 5.13 F.1 to provide “area specific” application supporting general wildlife corridor policies, 4.2 L, 5.6 E, and 5.12 A.

5.13 F.1. Protect and enhance the wildlife corridor in Soledad Canyon Open Space area to assure safe wildlife connection between MCAS Miramar, Rose Creek and Carroll Creek/Peñasquitos Watersheds.

5.13 XX. Please incorporate UCPG recommendation to Add a general policy to require local habitat mitigation.²⁶

5.13 XX. Perform required habitat mitigation for projects in the University Community within the UC Plan Area, with a preference for mitigation within the same watershed.

5.13 I. Thank you for incorporating UCPG recommendation to protect watershed habitats.

5.13 H. Protect and r Restore Rose Canyon ecosystems and creek and watershed habitats.

²⁶ This supports the consistent view and recommendation of UCPG offered in re. specific projects for many years.

5.13 I. Please incorporate UCPG recommendation to DELETE and REPLACE language.

Language is unclear and suggests opening Rose Canyon Open Space Park for “major grading and construction” and uses other than passive recreation. This is inappropriate for MHPA and open space parks and counter to consistent community feedback.

~~5.13 I. Consider the topography, vegetation and scenic value of Rose Canyon for future uses. Passive recreational uses are recommended rather than active uses requiring major grading and construction.~~ **Protect and restore Rose Canyon Open Space Park for education, research, stewardship, and passive recreation.**

5.13 J. Thank you for incorporating UCPG recommendation to delete policy.

Delete Policy 5.13 J: This is infeasible and unnecessary. RR is in the riparian area. Nearby bridge on Genesee Avenue is an appropriate connection.

~~“Seek an easement from San Diego Unified along the north side of the University City Senior High School to permit public access through Rose Canyon and under the railroad track to the north.”~~

5.13 J 2 Please incorporate UCPG recommendation to Add new policy 5.13 J2 to pursue direct means of connectivity between East UC and UCHS/Genesee Ave.

5.13 J2. Seek an easement from San Diego Unified to permit public access **through University City High School between Robbins Street and Genesee Avenue.**

5.13 K. Please incorporate UCPG recommendation to Delete Policy 5.13 K. Policy is unsafe and lacks a specified use. Human access in RR ROW is proscribed except with a flagman. **Providing public access to MCAS Miramar (the lands east of I-805) is counter to Department of Defense policy.**

~~**5.13 K.** Pursue an open space easement with access along the north side of the AT & SF Railroad between I-5 and I-805.~~

5.13 M. Please incorporate UCPG recommendation to reference the *fourth* branch of San Clemente Canyon (the open space canyon that connects Standley Park with Marian Bear Park).

5.13 M. “Preserve the three **four** branches of San Clemente Canyon which extend northward into South University City as open space by retaining existing open space **dedications and** easements. These areas include 19.47 acres between Stadium Street and Tulane Street, **approximately xx acres extending from Standley Community Park through the SR-52 undercrossing to Marian Bear Park;** approximately three acres west of Kantor Street and 15.47 acres east of Gullstrand Street ~~developed as a golf course.~~ “

5.13 M 1. Please incorporate UCPG recommendation to Pursue re-use of Town Park Villas golf course as community park

Add policy 5.13 M1 “Pursue acquisition or joint use agreement for former Town Park Villas golf course as a community park.”

5.13 P. Thank you for incorporating UCPG recommendation to support Gilman Drive open space corridor and completion of the Coastal Rail Trail.

5.13 P. Enhance the visual quality and continuity of the Gilman Drive slopes open space corridor through completion of the Coastal Rail Trail and landscaping and site design on private properties abutting the street and adjacent to the canyon.

5.14 Sustainability

5.14 C. Please incorporate UCPG recommendation supporting policy on green building and electric buildings.

5.14 C. Utilize sustainable design that reduces emissions, pollution, and dependency on non-renewable energy sources, makes efficient use of local resources, and incorporates best practices in green building and sustainable landscaping, water use, and storm-water management. Prioritize building all-electric buildings and Net Zero construction.

5.15 Energy Conservation:

5.15 D. Thank you for incorporating UCPG recommendation to support charging stations.

5.15 D. Incorporate measures to increase energy-efficient forms of transportation for commercial and industrial developments. Supply bicycle racks, showers, priority parking for carpools, bus stops with support facilities, charging stations for electric vehicles and bicycles, and other incentives.

5.16 Water Conservation:

5.16 B. Thank you for incorporating UCPG recommendation to support native landscaping.

5.16 B. Utilize native, drought-tolerant plants and efficient watering systems as part of landscaping plans. In addition, as health laws allow, “Gray Water” or water reuse systems should be explored for application within the community.

X. Implementation

The UCPG has serious concerns over the lack of a clear plan for Implementation in the Discussion Draft-**UCP**, and in particular the provision and financing of infrastructure and public facilities.

Recommendations:

- The UCPG recommends that the ~~Revised Draft~~ **Final UCP** provide a clearer, more transparent and more robust explanation of how infrastructure and public facilities will be provided and paid for in support of projected growth.
- This should include a **clear explanation of how parks and bike infrastructure will be paid for**, how infrastructure at large will be paid for, and how land for parks will be acquired.
- The UCPG recommends that **city study funding and implementation strategies** for infrastructure similar to the Keyser Marston analysis of affordable housing.
- This study should evaluate **supplemental strategies to provide infrastructure**, including: the potential for **Supplemental Development Impact fees** (a “Future Opportunities Fund” for parks and other infrastructure), **enhanced SDR’s** for parks, bike infrastructure, or other needed public facilities, Maintenance Assessment Districts, Community Parking Districts, as well as **other potential land value capture tools** to provide infrastructure.

Alternative Views: Support supplemental development fees or FBAs. However, the idea of capturing a portion of land value increase for city/government is of great concern. Will it be applied equitably across development types and sizes? E.g., Will condominiums and single-family houses be assessed for increases in value because their community got bigger/stronger?

Alternative Views: Greater density of development may be a means of raising revenue for infrastructure. A study by Urban 3 suggests that higher density housing raises more tax revenue than single family housing. Bringing more taxpayers to the community through higher density where it makes sense (such as near the Trolley) will bring more revenue to support infrastructure. We should support higher densities to support higher tax revenues.

¹ See San Diego Municipal Code, chapter 13, Table 132-15D, Noise Compatibility Criteria for MCAS Miramar, Brown Field Municipal Airport, Montgomery-Gibbs Executive Airport, and NOLF Imperial Beach Airport Influence Area.

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
April 9, 2024

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:20 pm

- **CN:** Starting recording. This is the UCPG meeting for April 9th, the last meeting of the year. We should hopefully end early.

(Directors present, directors absent)

Chris Nielsen (CN) (Chair)

Neil de Ramos (NR)- Zoom Attendee, not voting

Joann Selleck (JS)

Darren Esposito (DE)

Jon Arenz (JA)

Anu Delouri (AD)- Zoom Attendee

Carol Uribe (CU)

Georgia Kayser (GK)

Karen Martien (KM)

Linda Bernstein (LB)

Fay Arvin (FA)

Alex Arthur (AA)

Anna Bryan (AB)

Andrew Wiese (AW)

Georgia Kaiser (GK)

Sasha Treadup (ST)

Carey Algaze (CA)

Amber Ter-Vrugt (ATV)

Kristin Camper (KC)

Andrew Parlier (AP)

Petr Krysl (PK)

2. **Approval for Andy Weise and Karen Martien to attend next meeting remotely. Carol Uribe Motions to approve Karen and Andy to attend remotely. Karen Seconds. Motion passes unanimously.**
3. **Agenda: Call for additions / deletions: Adoption.**
 - **CN:** Any additions/deletions to the agenda? None raised. Both Feb and March Approved.
 - **AA:** Motions to approve February minutes.
 - **CN:** Seconds
 - Motion carries unanimously.
 - **AB:** Motions to approve March minutes.
 - **AW:** Seconds
 - Motion carries unanimously.
4. **Thank Isabel Kay for her 9 years of service. She is now termed out.**
5. **Karen Motions to approve nominations listed below. Alex Arthur Seconds. Motion passes unanimously.**
 - 1) Chris Nielsen was nominated to be Chair.
 - 2) Fay Arvin was nominated as Vice Chair
 - 3) Anu Delouri was nominated as Membership Secretary
 - 4) No forthcoming volunteers for Recording Secretary. This role will rotate between Board Members.
6. **Announcements: The Annual Report is due in 14 days. Similar format as annual report in fill- in style.**
7. **All Board Members Required to do written workshop for training.**
8. **Alex Arthur and Darren Esposito must do this online orientation (ECAL) immediately.**
9. **Council Member Lee's Office: Zach's Report**
 - Creek to Bay Cleanup upcoming April 20th, multiple locations. Please join us!
 - The Marcy Park project is funded. Construction projected to start Summer 2024.
 - Henry Foster was sworn into the City Council yesterday.
10. **Mayor Todd Gloria's Office: Michaela's Report**
 - Gloria is seeking to appoint Scott Wall to assistant chief of police. Call for public accounts of positive experiences from when Wall was captain of the area. ('City as a Whole' Special Council Meeting, April 29th)

- Also seeking Community Fire Chief and looking for feedback on what San Diegans like to see from their chief.
- Unsafe Camping Ordinance follow up- 1000 beds have been added in Middletown (Kettner and Vine) as a congregate shelter. Lease is going to Land Use and Housing Dept. on April 18th.
- Lease is going to housing. Public comment is welcome during the land use and housing meeting.
- Barracks adjacent to the airport to be put forward as a future safe parking site for 100 vehicles.
- Enforcement we are seeing has been a consequence of increased safe sleeping sites. We welcome public comment on April 18th during the Land Use and Housing Meeting.

11. Public Comment: Comments on items not on the agenda but within the scope of the UCPG. Two-minute limit.

- **CN:** This comment period is for non-agenda items. Please reserve public comment on Agenda Items until Item 7.
- **Tom Malaney:** This program is designed to take away citizen's rights to analyze impacts throughout the city. Please give this program your attention.
- **CN:** Tom, this is an item covered under item 7. Thank you.

Becky Rapp: I'm Public Health Advocate focused on youth- There have been proposed Municipal Code Changes to allow more Pot Shops and remove distance requirements from parks schools etc. I'm grateful that Mayor has put this change on hold by Mayor but concerned that when it is picked back up the issue facing children could re-emerge. Please comment directly to the Office of Child and Youth Success (OCYS). It is critical to protect our children from the normalization of drug use in our communities

Cody Vierra: Representing Office of Congressman Scott Peters. Reminder about the Annual Congressional Art Competition open to High School students in 50th district. April 19th at 3:30pm Pacific Time at our office in UC at Torrey Pines bank Building. Congress Scott Peters recently got \$14.8M funding for art projects in 50th district. View the funded projects at scottpeters.house.gov

Please subscribe to his newsletter. Constituent services help with Federal Agencies, Medicare, IRS, Integration... please reach out to us or to me codi.vierra@mail.house.gov

JS: Codi, please update us on the prospects of an additional post office in UC following our loss of the Post Office which used to be in Costa Verde as well as one that used to be in La Jolla Village Square.

Codi: I will reach out to our Post Office representative for an update for you.

12. Information Item: Presentation by the City on the second Draft of the University Community Plan

- **CN:** There will be a meeting on April 16th on Zoom to provide feedback. Please keep comments brief and concise.
- **CN:** I expect civil conduct during this community discussion.
- Suchi Lukes sharing screen and introduces colleagues Nathan Causman (Senior Planner) Sean McGee (Development Project Manager III) Coby Tomlins (Program Manager) and Leo Alo (Senior Traffic Engineer) and others from Park Planning and Conservation and Open Space (Dan Monroe).
- **Suchi's** Agenda Slide is displayed.
 - What was the feedback on Discussion Draft Plan
 - What is in the second Draft Community Plan?
 - What is the Draft Rezoning Map?
 - What is the environmental review process?
 - What are the next steps?
 - Q & A
- **Nathan:** Why are we updating the plan?
 - UC has had several plans but no update since 1987, it is a blueprint for growth. The timeframe is 20-30 years. My current plan is 37 years old.
 - Changes since then: Trolley, Biotech and Hi-tech Industry Growth, Large density of Jobs particularly in UC and Sorrento Mesa (Largest employment area in region by total jobs), Large commuter population in UC. The city is trying to do its part to plan for new homes and reduce the housing crisis by planning more homes near job centers.
 - Policy documents that provide framework for plan updates: Climate Action Plan, Climate Resilient SD, Parks Master Plan, and General Plan
 - Guiding Principles for UC plan: Renowned Institutions, Vibrant Mixed-Use Urban, Diversified Housing Investments.
 - Plan Priorities:
 - Thriving Economy
 - Transit Investment Success.
 - Allowing a variety of New Homes
 - Ensuring a Sustainable Future
 - Streets Designed for People
 - Discussion of process for plan and timeline including Open House,
 - March 14th meeting is public review period.
 - April 29th, Public Comments are due.

- May 14 Request for action, additional comments, and recommendation from UCPG.
- Summer 2024 City will provide final draft, hold Public Hearings and Adoption, as well as host Planning Commission, Land Use and Housing Committee and City Council Meetings on this subject.
- We received a lot of feedback on the Discussion Draft Plan which we did our best to reflect in the Second Draft we are reviewing today.
- We received a mixed response to housing density.
- We heard the following needs: need for additional mobility analysis, need for affordable housing, need for neighborhood serving retail, improved transit on Governor drive, need to protect natural resources and the need for supporting infrastructure.
- What is in the Second Draft Community Plan. Download it at planuniversity.org
- Land Use: We have discussed two scenarios in 2022, One with max density of 290 dwelling units per acre (du/ac), another with 281 du/ac.
- These scenarios were updated in 2023 with 218 du/ac and 145 du/ac
- The preferred Draft Plan scenario outlines a max density of 218 du/ac with capacity for 30,000 new homes and 72,000 new jobs.
- 130+ Acres of open space to be dedicated.
- See slide of Land Use Illustrations.

Suchi: Urban Design

- **Conceptual Design Concepts.**
 - Plazas Promenades etc.
 - Executive Drive Promenade
 - Six Design Districts: North Torrey Pines, Nobel/ Campus, South University
 - Urban Forestry and Street Tree Plan.

Leo Alo: Mobility

- Pedestrian Network Map
- Recommended Bicycle Network
- Planned Transit and Potential Transit Improvement Maps
- Planned Vehicular Network
- Mobility Analysis PEQE (Pedestrian Environmental Quality Evaluation)
- Bicycle Level Traffic Stress (BLTS) increase amount of protected bike facilities.
- The city projects reduced travel times through main corridors such as Genesee Ave.
- The city projects reduced Vehicle Miles Travelled (VMT) in UC. Level of Service is a previous metric for this which is included in the report.

-

Suchi:

- Regents Road North and Regents Road South with Roadway. (Illustrations show black asphalt road alongside narrow park).
- Governor Drive Greenway West End.
- Community Plan Identifies pocket parks, trails, overlooks, etc.
- Charter 55 identified protection.
- Public Facilities for Public growth: Key Services. Police Protection, Fire-Rescue Department (35, 50, 52), Schools
- Implementation
 - CPIOZ Community Plan Implementation Overlay Zone
 - Supplemental Development Regulations
 - Public Space Requirements: 25K sq ft plus (exemptions for less than 25K sq ft or procedures 600-33)
 - The North Side of Executive Drive must provide options for promenade.
 - Building Transition Setback and Step-back requirements
 - Open Space Transition: 20-foot setback and 65 degree angle transition plane
 - Design related regulations: Required street trees, prohibition of common open space near freeways
 - Pedestrian Improvements and Crossings
 - Complete Streets concept requires right of way and flexible lanes
 - There is a provision requiring Community Village sites to provide 25% of gross-floor area for community serving retail
 - Increasing inclusionary housing requirements. Citywide Inclusionary Fee +5% Homes @ 80% of AMI (Area Median Income)
 - Citywide Inclusionary Fee + 10% Homes @ 120% of AMI (Area Median Income)

- **Nathan:**

Land Development Code: Regulates Development Chapters 11-15 of the San Diego Municipal Code, CPOIZ

EIR Process covers 3 projects, Blueprint, General plan, University and Hillcrest community plans.

What topics are in the EIR: Aesthetics, Air Quality, Biological Resources etc.

What does it not cover? An implementation Plan, A planning document

Next Steps: Key Dates (Repeat Slide), March 14th, April 29th, May 14th, Summer 2024 Final Draft from City.

For comments on the community Plan: planuniversity@sanidiego.gov

For comments on the EIR send to planningceqa@sanidiego.gov

Katie Rodolico: Question was traffic study and modelling done for high density alternative? How does the EIR say the VMT is going to be lower if it was never modeled? The conclusion in the EIR is that in the alternative scenario, VMT is lower and therefore better. Is this realistic?

Q2: Coby or Heidi is it fair to introduce a land use map in the alternative plan when it was rejected in June 2022.

Q3: Were added jobs reanalyzed in the high-density version? There is a discrepancy between the jobs. Do we get fewer jobs with the high-density version?

Suchi: Please submit your questions online at Planning CEQA for documented response.

Leo: Higher density was not included in modeling.

Katie Rodolico: What we did model was what's in the proposed plan

We had looked at high density version one in February of 2022 and by June 2022 they were removed from the plan due to community outcry. Now it's reappeared as the alternative in the EIR. Why have they resurrected this dead plan and selected it as a preferred alternative.

Coby Tomlins: We will get back to you after touching base with the EIR team.

Katie Rodolico: Why are there fewer jobs with the high-density plan, but the numbers seem to not have been. Somehow, there are fewer jobs with the high-density alternative. How does the EIR determine that the numbers will be lower. So, it's like this was resurrected from the dead but the numbers weren't updated? You might want to take a look at that.

CN: Will the city recommend the second draft community plan together with the EIR that corresponds to it?

Suchi: What's in the second draft will be what's presented to City Council. In the EIR there is a Project Description. That project description gets analyzed as the preferred alternative and the draft community plan would be the Project Description that gets recommended and analyzed. There are other alternatives.

CN: I think that's important for people to understand. The staff is recommending what's in the current draft of the community plan just released, plus the EIR project alternative that corresponds with that.

AW: What is the planning department's preferred alternative and is that the same as the draft plan. If that's not the case why is the high-density alternative described as the preferred alternative in the EIR.

Suchi: The purpose of the EIR is to analyze a range of scenarios.

Why is the EIR vs draft plan looking at different densities? The range of analyses allows a lessened environmental impact by VIT or greenhouse gas emissions. That is a legal requirement that can lessen one or more environmental impacts. That's why the Draft plan recommendation of 290 units per acre is being considered. That scenario increases the number of homes near transit which *could* "reduce" environmental impact. So that is analyzed for CEQA.

AW: The scenarios that are to be analyzed will provide an environmentally superior alternative on one or more alternative but that was not studied, so you don't know the numbers.

Suchi: at the next meeting we will have a better explanation of the alternatives.

AW: Why wasn't the community presented alternative studies or included in the EIR?

Suchi: If I'm understanding the question as "Why isn't the subcommittee Scenario included as one that's analyzed in the EIR" That's great feedback for us to give you as a written response. "We'll have to get together internally to get together on that".

CN: We recognize Andrew to speak on zoom.

Andrew Barton: I have a two-part question.

Existing commercial properties along Genesee and Governor which are largely to be rezoned as CC-3-8, which I understand allows for commercial plus possibly housing, 73 Dwelling Units per acre and height limits up to 100 feet.

Q2: What were the specific criteria used to select CC-3-8 vs CC-3-5 which allows for commercial and increased housing but would be much more in line with the contours of the community. Specific Criteria please.

Suchi: The land use Map proposes a community village of 73 dwelling units per acre. Based on our assessment the CC-3-8 zone most closely aligns with the community village land use designation.

Nathan: The comprehensive list of allowed uses for that zoning permits community serving retail and affordable housing.

Barton: But all of those points could be met with CC-3-5.

Suchi: Thanks Andrew, that feedback can be provided online and we can take a closer look at that comparison.

Jenn Dunnaway: **Q:** Regarding schools and Appendix I2 in Draft EIR which says, "The implementation of this plan will require significant expansion of school facilities and land for this use should be set aside" and "City of San Diego needs to partner with the district for developer funded new school construction *in advance* of occupancy of new housing." It also says this in guidelines appendix G. You didn't talk about this. The school district sent you this six months ago, so I'm wondering why is there not land identified and what will the city do to make sure impacts are mitigated?

Suchi: The plan horizon covers 20 to 30 years so it's difficult to identify opportunities at this point that cover that full horizon period. But we do work with the school district's real estate assets team to provide opportunities as new development moves forward and once those proposals are provided to the city, we can better understand what options are for a new school facility. We try to work collaboratively but there is a need that we will have to address in the future for sure.

Jenn Dunnaway: Well, the letter is pretty clear, it says that land should be set aside in the Plan Update. That's pretty clear.

Jenn Dunnaway: Q for Leo Alo about Governor Drive on the discussion of VMTs, I've looked at the Mobility Plan and I want to discuss VMTs as single source for measuring impacts. In your own appendix F6 and F7 the disclaimers at the bottom of that say that information should be resource only and is just interpretation data. All the feedback I've heard from the community since you attended, Mr. Alo, in February of 2022, has been to say that Governor Drive should stay at 4 lanes. Especially with new development and more people. There's a number of things stated in that Mobility Report that highlight why the city wants to go to two lanes. But I'm looking at data and level of service. So can you tell me, besides VMT, which seems to be experimental from your own appendices, what other data are you using?

Leo: Regarding CEQA, VMT is now the metric used. It used to be Level of Service, but no longer. We are looking at levels of service in the Mobility technical report just to see impacts to motor vehicles but the primary metric is VMT for determining traffic impacts.

Jenn Dunnaway: Ok, thank you. I did ask for updated traffic data via email many times, for updated traffic count data. The last one was in 2015 and I think at that Feb 22 meeting you mentioned that there might be newer data? That's important as 9-year-old data is probably not very relevant for UC.

Leo: We did include that information, it's in there now. I'm sorry it took that long.

Jenn Dunnaway: Appendix A is an existing conditions summary and it's a draft so it should be updated to final before this process is completed.

Leo: We plan to finalize those documents by the time we get to adoption of the plan.

CN: recognize Charlie on zoom.

Charlie Frazier: My wife and I have lived in the same house for 50 years near Marcy Park. Why is the land use plan anti-Semitic? Figure three shows lots of Christian worship locations, but Congregation Beth Israel is going to be some sort of H3 high density and Chabad UC is some kind of community place? My question is: Is this an example of Anti-Semitism in the planning department of the City of San Diego?

Suchi: The intent of the plan is not to exclude anyone or to exclude religious facilities. I'll refer to the land development code that Nathan mentioned and those underlying zoning regulations which allow a religious facility in a variety of different use zones. The mixed zone will allow religious facilities to continue. The intent is not to exclude them. There are protections for religious facilities.

Nathan: Yeah, if synagogues are not listed as religious facilities on the land use map. It's helpful to know and we're happy to look into making that distinction, but as Suchi noted it's really the underlying zoning that dictates what the congregation decided to do with their facility and there are protections for existing uses.

Charlie: So, It's a matter of context like Harvard and Chicago University?

CN: We recognize Micheal Cosma to speak.

Micheal Cosma: How does the city plan to pay for infrastructure given its worsening budget?

Nathan: Developers have to pay fees or provide infrastructure to accommodate larger populations. But again, this is a community plan, it is not an infrastructure document. As the community evolves it will be necessary to look at what infrastructure is needed and find ways to pay for it. It is a city-wide issue as you noted.

Suchi: The approach we're taking is trying to require improvements on site. The supplemental development regulations are aimed at getting affordable housing built as well as park spaces built on-site. So, our approach is to require improvements on site.

Michael Cosma Q2: I'll take a look at that. My understanding is that the city has waived a lot of those development requirements in order to incentivize development, but I'll do more research. My second question is one of the main stated priorities of the plan is that the city wants to increase the variety of housing, I'm wondering how that's possible when there are no provisions for multi bedroom units or opportunities for ownership. It seems like this is a plan to increase access to rentals but I'm a 17-year-old and I don't want to be renting for my whole life. I want to be able to own the house that I live in.

There are lots of houses that are ownership based.

Nathan: There are lots of Multi-family properties are ownership based. Condos are an example. We can't control what's built in terms of whether it's owned or rented but multi-family properties are not only synonymous with renting.

Michale Cosma: Also, multi- bedroom provisions to have families living in

Nathan: We do have provisions that offer a slight Density bonus for 3-bedroom units. So, it's something we recognize city wide and at the same time the goal is to incentivize lots of different types of housing across the city.

CN: Recognize JS, board member for her question.

JS: Can you follow up with someone at Kaiser Marsten (KMA) to please explain their report and analysis from beginning to end? It's highly technical and a number of us can't get our arms around how they got to what they got and what it means.

Suchi: Michael and Paul have joined from Kaiser Marsten

JS: Please explain ultimate conclusions for the UC area and summarize how you got there because the whole financing analysis is too hard from a lay perspective to follow.

Michael Tactay with KMA: The city tasked us with evaluating various levels of affordability requirements. We concluded that projects achieved feasibility under the following set-aside option. Paying the existing fee and providing 5% of units at 80% AMI or paying a fee and providing 10% at 120% AMI. So, we evaluated the feasibility of that. Also, we concluded that if you provide units that exceed 10% that contributes to infeasibility, and when you go deeper than 80% that, we concluded, that contributes to infeasible projects. The city also asked us to identify a fee if developers don't provide affordable units. We also tested various levels of affordability. So, we looked into the fee as well. Our analysis was a feasibility analysis for providing affordable units and also if

you don't provide units what would that fee be. We were trying to get to a sweet spot. We didn't want to impede particularly on feasibility in multifamily rental development. So, they heard a lot of comments about affordability. Help them provide affordable units and make sure that it was feasible.

Paul C: Yeah, that's a great summary. If you've seen the study, you're aware that we looked at prototype development sites under the draft plan and tested economics of those developments at various set-asides and levels of affordability and similar to what we did for citywide inclusionary ordinance update from 2019.

JS: Does your report suggest that developers can pay a fee and do not need to provide affordable housing in UC or anywhere.

Michael: Yes, they have the option. Those are supposed to be equal / equivalent.

JS: Is that a one-time fee or an annual fee?

Nathan: What KMA found is that the current city-wide inclusionary fee as it exists right now would not result in new affordable housing being built in UC, so now they're trying to make the fee competitive. And if you don't build it will cost you just as much not to build it. But it is a one-time fee, not an annual fee.

JS: OK. I won't give you my opinion, but looking at whether it was 80% AMI, what kind of income would get us to 80% AMI. I suspect it would not house retail workers, or a three-bedroom extended multifamily with income less than 100K/ year. I'm trying to look at markers and understand what 80% would look like in dollars.

Paul C. Do you have the countywide chart, Michael? Countywide 100% of median is ~\$110K family four median. At 80% probably 65k to 80k range.

Michael: Yes, found it \$65k at the low end for studio and 3 bedrooms for \$93k

JS: Thanks

Jeff Dosick: Qs for Leo. Within the last few years, we've had presentations discussing the need for painted bike boxes at all our major intersections with lights. And tonight's presentation included 4 slides with bike boxes shown. We reviewed the three slurry projects: Regents, Pure Water and Nobel with striping and slurry and with all three projects there's only one bike box on the drawings. We as a community have been discussing the need especially at Genesee and Governor, with four schools there. So, are they going to add bike boxes? That's question one.

Q2: We have connected street policy here in SD. Regents road slurry project does not connect to Arriba and when can it be? Is it understood that it's not connected. Can you address why that isn't being connected to Arriba?

Leo Alo: Regarding bike boxes, I can't specifically say why they can't be included. Having to move loop detectors, having to do signal modification, which may be out of scope for slurry and striping, with the funding provided delineators might be included, but many other things don't fit in scope.

We do look for opportunities for funding those types for improvement. We have a concept for Genesee, which creates more protected intersections and it comes down to getting funding for this.

Jeff: From my commuter point of view in these busy streets, for the last 4 to 5 years, the city has been showing all of these bike boxes. You can exclude the loops, It's paint. It's essential for students and commuters to stop at these red lights and be seen by cars. We're talking about how 10 feet of paint saves lives. It's just paint. First of all, you need to do it, and if you're not going to do it, then take it out of the presentations! Could you address that? Could you do it at a minimum level for safety with just paint?

Leo Alo: Yeah, we can take it up with our partners. I can't speak to that particular project and implementation, We put it in a plan to provide direction for those projects but it really comes down to when we're getting to design and construction of what's feasible right now but with a 30-year plan we still have a long way to go before we implement everything.

Jeff: But with the commercial 1400 parking structure designed at Regents and UCSD, and when it was brought up that Regents Road was not connected, and we were told that the slurry project and re-striping would connect it. What we're running into is there's a splinter of departments with each department pointing to the other. The building is going on, the VMTs are discussed and projected but if the streets are not connected for the bike commuters, then when will it get connected, in 20 years? The housing and building is going on now!

CN: The city needs to take that to heart a bit. We recognize Paul Love on Zoom to speak.

Paul Love: I'm Paul, I live near Sprouts in UC. I have a process question. Maximum high of new buildings and whether governor will be 2 vs 4 lanes or any other detail- the plan is written in a certain way but what is the process for changes to occur? People write letters, but it's not clear to me, how do residents have a voice, how do we know if our voice has been heard? Is there any change of having various aspects of the plan changing and, is that known or is the process transparent. Or is it hope for the best, write emails and arbitrary decisions are made behind closed doors. I need to understand if residents are able to make an impact to the plan or make changes to it everyone needs to know what the best process is to make sure we maximize our chances to have an impact.

Nathan: Thanks Paul. This is the democratic process; we're having our meeting right now. We are near the end of this process. We have a draft to bring to decision makers. Ultimately City Council moves to adopt this plan. One of the first ways to get involved is to talk to your council member. Please comment on the plan directly with us you can comment at PlanUniversity.Org.

Paul Love: Are there any votes where the residents' input is tallied by public vote?

Nathan: The planning group will vote to recommend or not whether the City Council should adopt it.

CN: An author of our 1987 plan would like to speak, thank you George.

George Latimer: Question, how do we pay for the infrastructure in the future. I think it would be worth their time if the staff would explain what happened to FBAs that were set up to pay for necessary improvements and have since been stricken. How much money is left in the FBA left for UC.

Nathan: We have a UC specific pot of funding; I don't know how much is left.

CN: 44 Million is left.

Nathan: And there are lots of communities with rather large pots of funding, but maybe not enough to get over the hump of what it costs to build the infrastructure. So, we're moving to a citywide format and Citywide funds can be used to supplement specific infrastructure projects.

George: The truth of the matter is future money collected for development fees in UC could be spent anywhere in SD and the it's my recollection that the UC FBA of \$44M is probably one of the highest FBAs remaining in the city of SD. So consequently, the practicality is that future development fees raised out of UC are not going to be used in UC.

Nathan: I wouldn't say that's correct. The other metric we look at is what communities are growing. What communities are adding people and that would be reflected in the citywide process for distributing future impact fees.

CN: Thanks, we recognize Debbie and Susan next.

Debbie Knight: I'm on the Plan Update Subcommittee. I have a question about zoning map and attached chart. It describes mixed use residential and employment ranges and gives a max density and height maximums and ranges. My question is that the "Complete Communities" program and the "Density Bonus" Program at the city are apparently in addition to those densities in the zoning chart. Therefore, you can't look at that chart and assume the max density for residential is 145 dwelling units per acre. You can't look at mixed use and assume the max density is 218 dwelling units per acre. The project at Nobel and Genesee which is being proposed at 355 dwelling units per acre. If you read the land use zone and the chart with it, one would think it's impossible, it's marked as 145 dwelling units per acre max and it seems like the zoning map is meaningless when combined with other city policies. I ask that you produce a chart in addition to the chart with the zoning that gives the max mixed use residential charts with "Complete Communities" What would the height and max dwelling units per acre be? We get to look at a chart that looks at the impact of complete communities and the impact of 'Density Bonus'. Please produce that as soon as possible because it's very difficult for me to comprehend what this plan is proposing, when you are doing something different already. You haven't even passed the plan and you're already doing something that vastly exceeds what the plan allows. So could you go by all uses and what would be allowed with Complete Communities and what would be allowed with Density Bonus.

Suchi: The complete community and Density Bonus programs are incentive programs that allow incentives and waivers that relieve other requirements in order to provide additional

housing. We could look into providing more information on those changes, but as far as creating a new chart we would have to get together internally to discuss that. Changes to base zone is an incentive to provide more affordable housing.

Debbie: That's quite an incentive! The existing project is 29 DU/acre and what's being proposed is a 1000% increase? I would say this isn't really a plan since we have no idea what would be in it.

Nathan: Complete communities is already a program, so we can't have an impact on that city-wide program. It's not an incentive program but an alternative program. It's a floor to area ratio-based requirement. That exists a matter of city policy that is not reflected here in the UC plan at all.

Debbie: That's exactly my point. What you're showing the community is not what is actually what's going to happen because Complete communities as a program could completely overturn what's on the zoning map. Witness Nobel and Genesee Ave, which increases to 1000% and goes to 38 stories. Please produce the chart

CN: I think there's a dichotomy between the way the city calculates the housing numbers and the zoning map itself, which makes it difficult to understand.

Susan Baldwin: Building on what Debbie said, the Nobel Drive Complete Communities project will only provide 3.5% of affordable and (moderate, low and very low) that is much less than the city wide inclusionary. Just want to point that out.

I want to clarify that there are three affordable housing programs: There's Inclusionary, which I think was the only think that was looked at by the KMA study, then there's Density Bonus, which is guided by state law, and then there is city's only density program which is the Complete Communities which is being used by 4249 Nobel Drive Project. I noted in the KMA study that the proposal is to require 10% inclusionary housing, which if it's built off-site is allowed, that it be built in the UC area. My comment is that complete communities allow offsite housing to be built, but they do not require it be built in the UC community. They can be built in any moderate, high, or high resource area. The Density requirements also don't require those units be built in the community. So, it seems to me that the city could apply a requirement that if affordable housing is offsite that it be built in a sustainable community. I also want to note that the Nobel drive project isn't more affordable housing 3.4 % is much less than 10% inclusionary at 60% AMI.

I would like clarification on the KMA study.

Michael: Thank you, Susan. Our study only analyzes Inclusionary, it doesn't analyze Complete Community or Density Bonus at the direction of the City.

Linda Berenstein: Nathan and Coby I don't know if you were involved when the survey was released in 2022 when we went to Peggy Witherspoon and Nancy Graham. The survey showed renderings of Sprouts and Vons centers with 5 and 4 stories. You really wanted community input we rallied the people of the community. We were feeling that the developers were talking over our voices, and we felt diminished, but we were also heartened and we saw the planning sub-group working for 5 years to put together very

strong suggestions we hoped the staff would look at, and not divide us into two different plans- the community recommended plan and the staff recommended plan. You haven't even got the community recommended plan as an option right now. Nathan, you made a point today that there was a place to meet in the middle and what alarms me is all the input we're going to give is going to the city council and not you the staff. And we want you, the staff, to listen. I do thank you for meeting tonight. Suchi, you did say that you would at least look at the CC35 for Vons and Sprouts. With our modifications they look like something we could embrace. You would still get 250 to 350 units. I want to ask how we can have you really look at and examine the CC35 option.

Suchi: We do have an extra slide on the shopping centers. I can walk through that. With the shopping center looking at what's to come, we are seeing feedback about changing retail trends, we have been hearing across the city in general that it is challenging to lease commercial space so we're getting requests for additional flexibility so instead of empty retail space, getting housing. So, what that does is not only help meet housing needs but it also increases the customer base that's available to serve the retail that's on-site. So that's the justification for Community Village designations. The current proposal goes up to 73 DU/Acre, we heard the request for CC-3-5 which we can look into and see how that aligns with the goals for the plan.

Bargiora Bovory: I live here, I've never seen this plan and I'm trying to put my head around it. You're going to more than double the population and double to vehicles on the roads and you're trying to reduce the road size. That's more than the GDP of this. For me the plan tells me 'Boy, you've got to move out of here!'

KM: I have a question about the methodology of EIR. A lot of the analysis looks at VMT. We're increasing the number of people and jobs, but by increasing the number of people who live in the area, which makes sense to me. But how did you calculate the number of homes that you get in the Planning Area. My concern is that it assumes 100% build out, and you've got some residential properties with really high zoning are actually condominiums so the chance of redeveloping to zoning max is very low. I want to know if you took that into account in your analysis.

Nathan: yes, we assumed some condo properties were unlikely to be redeveloped. We looked across the community at the assessed value ratio, which is to say the value of the land vs assessed the value of the building on the land to see if it's more likely to turn over. We looked at floor area ratio as well to see which properties were already built out to max and which had capacity left. The Buildout report in 2019 goes over this a bit. We looked at those values together to determine which properties in UC were most likely to be redeveloped in the future.

AW: Thank you, Suchi, Nathan, Coby, Leo, for being here and answering some of the questions. Some of the questions. I have a question around affordable housing is opaque. Q1: Will the structure that's proposed here lead to construction of more affordable housing in UC than would be the case without it, why or why not? Will developers be allowed to

avoid UC specific requirements by using Complete Communities, or Density Bonus and will that render our proposal moot?

Are there SDAs in UC where this onsite housing would go? Where are they?

Nathan: Yes, there are SDAs in UC. Yes, the KMA found in their study that yes, reason being the existing citywide requirements right now is a lot lower. Any property owner will make the rational choice to pay the fee, which is lower than to build the housing, so we're trying to increase the fee so it competes. Will incentive programs like Complete Communities allow a property owner to get around the Inclusionary fee? The short answer is yes. That's a separate program from the underlying zone and community plan. They will have to meet Complete Communities requirements. But I think it's worth noting that the way it's calculated is based on the base zone. It's a percentage of housing that can be built based on Base Zone alone. We are increasing density and by definition increasing the amount of affordable housing to be used in Complete Communities.

AW: Thank you. Second Question is related to Mobility important in the future and bears on the question of whether the city is serious about its Climate Action goals or whether it's a façade. Will future development projects (each individual project) be required to meet the goals for Mode Share under this plan?

Leo Alo: As part of blueprint SD, which is a general plan refresh, we are including information on Mode Share. It's a city-wide goal, we're not looking at will University City meet the goal on its own, but overall, the goal is to hit the citywide goal. As for development, it's difficult to connect private development and citywide goals, we wouldn't expect a single project to make a significant improvement or increase in Mode Share by itself.

AW: I just want to point out that we can't meet an aggregate goal if the individual components don't measure up. So the math doesn't work. I hope that the decision makers will put this on their list. We can't meet our climate goals otherwise.

I have questions about parks. How will the city or the plan meet the requirements of the park master plan for median recreational value targets for city at buildout. It targets 20% of points for the plan through land acquisition. I didn't see any land acquisition in the plan. We have about a 4100-point deficit for recreation which is 41k people short for parks. The Parks Master plan uses the word "Shall". How will we meet our PMP goal?

Jonathan Avila from Parks: We did take a look at all the opportunities from the park in table 7. In the next 30 years, we will get other opportunities we don't yet know where they will be. We're hoping that in the future we will be able to identify those points. I can get back to you on the 20% language in the PMP and give you numbers on that as well. I don't have that off the top of my head.

AW: Mandell Weiss Park- please correct the name in the plan as it's a gentleman's name. The JCC is a recreation and aquatic center leased on city land and is not included in one of our rec or aquatic centers. Since that was in our last plan you must've thought about why-

Can you explain why the privately operated facilities that are designed and required to be public facilities are not counted in the plan.

Jonathan Avila: So, I know that comment came a while ago and we've talked to the facility. I think it's best to respond to you by email for a full response. The fee for day use is greater than what we would charge, so they're not really giving public access even though it's on public land.

AW: I would just note that in addition, that is city owned land and if the lease holder can't meet the public requirements, it should be included in this proposal as potential space for a rec and aquatic center.

Another question regarding Open Space: I'm particularly interested in setbacks. In the discussion draft, it contained outstanding proposal for development adjoining open space canyons to be setback. At the time in the proposal it was 50ft, you have since scaled it back to 20 ft and you have also changed the plane of setback development from 45 degrees, it's now 65 degrees. I think this is critical not just for habitat but also for fire safety and the development community recognizes that it's dangerous. The plan should recognize that and should not encourage canyon encroachment. There's also a habitat preservation issue with much of the destruction landing in the MSCP.

Third I would note that the change was made without any public comment aside from whatever comments you may have received behind closed doors. So, Why was the canyon adjacent development setback changed from 50 feet to 20 feet.

Suchi: To explain the change from the discussion draft to this draft. We got some feedback that based on different parcel sizes along Genesee on the east leading north into the UCSD area there are some narrow parcel sizes which have a depth of ~200 feet in some constrained areas, so having a 50 ft setback would be prohibitive in those cases so we've given flexibility here. Regarding development in general next to open space areas, I want to explain the SDR is specific to building bulk and mass, it's not a requirement related to fire code and fire requirements.

Dan Monroe: Hi, I'm with city planning and MSCP. The city does have standard brush management requirements. Standard total is 100 ft. Brush Management 'Zone 1' standard upper area is 35 ft from combustible area. Brush Management 'Zone 2' of 65ft. So altogether 100ft total of brush management area. All development near a canyon edge would comply with 'Zone 1', that can be reduced if there's alternative requirements. Brush management 'Zone 1' can't encroach onto MHPA; however, 'Zone 2' is considered compatible use with MHPA. I think that the 20ft setback and 65-degree angle is more the 'Urban Design' standard vs compliance with the brush management zones.

AW: Thanks that confirms what I said. The draft includes minimum lot width that would be exempt from the 50 ft setback, so if you have one parcel that would be restricted by this proposal then you could write an SDR that could exempt it from consideration. 'Properties less than 200 feet is exempt from the policy' Then one place would be allowed to develop and everything else would be protected. If that's the city's goal to put housing right on a

canyon edge, that's one way you could do it but you could protect everyone else by crafting an SDR with a depth requirement.

AW: Could you explain in more detail how the plan will ensure that future development will consider community retail. How will the plan encourage or ensure that there will be shopping locally for the 60-70k residents projected to live here. Again, this is related to climate action. And you can't tell me that quality of life in a vital city can take place if there isn't local shopping for residents. People have to buy food. How will the plan provide alimentation through groceries for local people.

CN: Particularly in North UC.

AW: North UC is particularly important west of I-5 near Nobel Square, but also in South UC.

Suchi: There is a supplemental development regulation that applies to all shopping centers in UC with the community village designation. They are required to provide 25% of gross floor area specifically for community serving retail.

Nathan: We have a supplemental development consideration in the plan, that's one way we tried to meet the spirit of the community plan when our base zones aren't enough.

Suchi: Mixed use zones require at least two uses and through those mixed-use zones we are hoping to see retail uses.

AW: A follow up on that. You've got two SDRs with one for small shopping centers, 50k to 100k sq ft then 25% of gross square area is required but it struck me as odd. Why choose for larger areas to just go to a minimum of 35K SQ FT min. Suppose you built a 10 s10-storylding, say 1M sq ft, why are we only proposing only 35k sq feet; shouldn't it be a proportion to scale retail along with housing. Why limit to a smaller proportion in larger sites vs midsize sites.

Suchi: We are open to feedback on refinements to this SDR. So if there is an alternative you would like us to consider, we're open to hearing it.

AW: General question; you used a variety of types of words for the policies. Is there any functional difference between those words. We are reading "encourage, support, consider promote" vs stronger words such as "establish, increase or provide" is there a hierarchy of power that you have chosen to use for those policies.

Suchi: No Hierarchy. Ultimately what becomes a requirement is what's in the supplemental development regulations.

Tom Malaney: My comments are primarily directed at the planning group, but certainly also the planning department. I believe this plan would put this the planning group out of business. I'm the former chair of uptown planners, we spent 7 years on our plan. The hidden part is the zoning. CC zoning is very lax. CC-3-8 and CC-3-9 zero setback I don't even understand the new CC10. One person attended the North Park meetings for one year and didn't see one single discretionary project. You will be put out of business by this plan. The start of that is excessive zoning. You may be surprised to know that this plan is about 40x what UCs reasonable fair share would be. Preliminary SANDAG forecasts about 50k

more residents by 2050 for the entire city. That's less than the city planning staff wants you to add to your community. If we take our share of residents which is about 3% to your community, it's about 800 units. Not 33,000 units, it's about 800 units. If you want to assume more growth should go to UC, then maybe twice that would be reasonable, not 40 times. You kill all incentives. The developer who has a right to build 218 units per acre and only wants to build half of that. Any existing incentives you give him he doesn't need he's already going to build less. It kills future incentives. If you decide you don't have enough open space or something like that you can't invent incentives. You can't invent any kind of incentive program because the developer gets in the zoning what he wants. The city staff has not mentioned that the state grant to pay for the consultants and this work targets that projects will primarily be done by right. It's ministerial, you don't get a look at it. You won't see them. You can't plan the infrastructure when you have excessive zoning. Lastly you get a few very inappropriate projects. There's no chance that UC will wind up with 60-80k people. But when you upscale the zoning you get a few projects that are inappropriate and create bottlenecks with traffic and other problems. We're seeing that in the community of Uptown. So, excessive density must be addressed. This group should demand that this project be scaled back to something that's reasonably proportional to the SANDAG's forecast.

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
May 14, 2024

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), **Joann Selleck (JS)**, Isabelle Kay (IK), **Jon Arenz (JA)**, Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), **Carol Uribe (CU)**, Andrew Parlier (AP), **Georgia Kayser (GK)**, **Karen Martien (KMar)**, **Andrew Wiese (AW)**, Linda Bernstein (LB), **Fay Arvin (FA)**, Carey Algaze (CA), Alex Arthur (AA), **Anna Bryan (AB)**, **Sasha Treadup (ST)**, Coby Tomlins (CT-City of SD Planning).

1. **Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:05 pm
2. **Community members would like to formally recognize and thank Colonel Bedell for his focus on safety for both military personnel and civilians who live and work in the communities surrounding MCAS Miramar.**

CN: I'm going to ask Ron to come up and give his presentation to Col. Bedell who is ending his Tour of Duty at Miramar.

Ron: We've had the pleasure of knowing Col. Bedell now through his tour here and since he'll be leaving the station, we wanted to take this occasion to present him with a letter of appreciation from CASA (Citizens Advocating for Safe Aviation) for all the things he's done to make our lives better, to make things safer – Reading from the letter: This is CASA (Citizens Advocating for Safe Aviation), we're in University City. The residents of University City sincerely express our appreciation and gratitude we've made our lives better by minimizing noisy, less safe, off-route departures at Marine Corps Air Station Miramar. We realized that this was not a simple task and given that MCAS Miramar handles a lot of transient traffic which may not be familiar with the area and the rules. San Diego is one of the densest air traffic areas in the world and so the discipline airmanship that you've achieved is even more important to Aviation Safety. We appreciate your visits when you come to University City for community meetings as this one is. Your outreach explained the complexity of our airspace to residents and the strong measures being used to ensure compliance with flights. Your patience and ability to communicate is commendable. We also want to thank you for inviting groups of residents from University City to join you in personally leading tours of MCAS Miramar. At each step of the facilities tour, we'd stop, and you'd let the Marines expertly explain their assigned duty, your pride shows. Your initiative, dedication, safety awareness, and person-to-person skills are exemplary and the credit to MCAS Miramar and the US Marine Corps. Thank you.

Col. Bedell: I'd love to say something if you don't mind, thank you. Good evening, everybody, thank you very much for that. I appreciate that very much. I have been here for just under three years and at the end of July, I'm going to be going down to Third Fleet, so I'm staying

in San Diego. I've been telling all my Marine friends that after 27 years I'm finally joining the Navy. I'm really excited about this prospect. I want to share with you that this is one of the most difficult and most important accomplishments of my career because I knew when I got here that there was a problem that was in my pass down. The way it was phrased was not something I agreed with, it was a contentious Us vs. Them. Us being the Marines on the base and them being everyone outside the base. That didn't really make sense because us is all of us, all of us are Americans. The mission of the Marine Corps is to defend our nation and protect everyone so my conception of what the base is not just the base that's inside the perimeter fence, but all of the community around the base. 90% of our families live in the communities all around the base, so it's short-sighted to not be concerned with all of you as part of the base, especially if we're all living together. I really wanted to get after this. I will absolutely invite all of you to come to the base as Ron mentioned in July; we'll try to set up another visit so that when my replacement is here, I can introduce him and make sure that you get your eyes on him. He's also dedicated to safety and to continuing the progress we've made. Three last points I want to make, I just wanted to share some really excited and good news. First Ron mentioned the ability to interact with the Marines on the tour and that the Marines came off looking pretty good. That is the least surprising thing I have heard. I appreciate you are putting that in the letter. I often get asked on tours, 'Did you prep those Marines? Did you pick the right ones?'. Absolutely not. That's not how we do it. We have the finest citizens of our nation serving in the military today and not just in the Marine Corps. It is wonderful. The best part about being a Marine is to be able to work with the Marines and Sailors who are serving all of us and all of you. If you hear anything concerning about the quality of our Marines, Sailors, Airmen, or Soldiers that is not the case. We have the finest who have ever served, and I would love for you to come meet them. I'll share kind of something relevant to the flying course rules. Visiting aircraft were really the main problem, with some notable exceptions, but for the most part the Marines who are stationed here very clearly understand the course rules and apply them very deliberately. It was the visiting units that often would make mistakes, would be flying very close to where we are right now, which is not where they're supposed to be flying. So, I instituted a couple of things. First a face-to-face brief with our Airfield operations officer for every single pilot who came to the air station. You had one landing and then you weren't allowed to fly again until you had had that brief in person. Additionally, every single unit that came the commanding officer or the detachment officer in charge would have to come and sit down with me one-on-one and I would explain to them why it was so critically important that they fly the course because the credibility and the professionalism of the aviators is called into question when they aren't able to find the correct course rules and it's absolutely is a safety concern. In that face-to-face brief I make them sign a memorandum of understanding that they have seen me, and we've talked about this. There were three units after all of that, that failed to apply to course rules, and they are not going to be coming back to Miramar. I've attempted to not just come before you and say, 'I'm telling them and I'm trying, I've done everything I can'. Any other ideas you have, I'm willing to try as well. I'm glad that you've noticed a difference, which is a huge important win for me. The last thing I want to share, in case it's of interest to you, there's a huge amount of effort being spent right now across the Department of Defense on quality-of-life initiatives. On trying to get better barracks for our Marines, and I'm incredibly proud of the work that my team has

done at Miramar getting that right. We've spent about two years fixing the barracks, the administration of the barracks, how we're running the complex, the maintenance, and the command engagement. We're getting it right on that front. I think we are showcasing what's possible for the rest of the Marine Corps, a lot of good things going on at the air station. I think there are a lot of things that you should be very proud of. I would love to come show you those things and let you meet the Marines and take you to the officer's club if you'd want to come afterwards and discuss anything that you've seen. Please put on your calendars the 27-29 of September for the Miramar Air Show, America's Air Show as we have recently rebranded. You would be more welcome to come as well, it'll be busier then, so come on the tour first and you can get a closeup look at the time. The new Commander Col. Eric Herman call sign Peewee. He's a spectacular individual. He's an EA6B electronic countermeasure officer. He's been stationed here at Miramar before and knows the city and the base. He's a very thoughtful, professional officer, and I know him very well.

CN: Thank you, very much.

3. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? None raised.

4. Approval of Minutes: April 9, 2024, minutes.

CN: Any changes, additions or corrections to the

- Motion by Jon Arenz, second by Fay Arvin. Motion carried unopposed.

5. Announcements: Chair's Report, CPC Report

CN: We have already taken care of item 4 which was the formal recognition of Col. Bedell.

- A roster has been turned in to for the UCPG to allow the city to schedule training for all CPG members, including the UCPG. The online live training on May 29th
- The City council will likely approve the new UCPG Operational Procedures ("bylaws") on Monday 21, scheduled for 2pm.
 - An amendment to the CP 600-24 will allow remote attendance of the planning group by voting members without an excuse.
 - A provision of our new UCPG Operational procedures is a new District 4, comprising of the residents of the UC San Diego campus. Our first action on the agenda seeks approval of the timetable of D4 elections.
- The planning commission will meet to consider the University City community draft plan on May 30th at 9am in the council chambers. The council doesn't have anything else on the agenda that day.

- Debbie Knight: Can we hear from Suchi if the final EIR will be out by then?
- Suchi: the final EIR won't be available for the planning commission meeting but there are revisions underway that we are working towards releasing. They are targeting the July 8th for the final EIR.
- Debbie: Does that mean the planning commission will not be recommending approval of the EIR?
- Suchi: Correct, they will not be asked to review the plans and accept public testimony.

6. Presentations:

• Councilmember Kent Lee (Zach Burton)

- We are holding a town meeting tomorrow night from 6-8pm
- You can RSVP. It will be the office of independent budget analyst and Councilmember Lee. You can pre-submit questions on the budget and help provide feedback.
 - Zoom user: when and where is the town hall tomorrow?
 - Zach: 9605 Scranton Road.
 - CN: It's adjacent to the Karl Strauss Restaurant

• Membership Report (Anu Delouri)

• Mayor Todd Gloria (Michaela Valk)

- Report is written and will be sent out to the community.

7. Public Comment: Non-Agenda, but within the scope of the UCPG, Items (2-minute limit).

- Sal & Purita Javier: We are victims of toxicity in our neighborhood. Thank you for allowing me to join use this meeting. I am a senior vulnerable taxpayer with a medical existing condition. Ceramics manufacturing and kiln operation has been operating in a home occupation business since 1984 at 5238 Stream View Drive, San Diego California 92105. A Neighborhood dedicated as residential zone. It is known to be producing toxic poison gases from its kiln fumes and other airborne chemicals, and dust. The potential impact to health and safety is real. Starting on June 13, 2021, from the police fire hazards materials department, air pollution control district, City District 9 councilmen office. However, they cannot stop the operation, because the owner has a business permit. Ceramics kiln by code 11 county or municipal or city I mean is exactly the same Revis 2021 at county level followed by the city 2022 rule says, ceramic kiln is exempt. The owner says we have a permit. Npbody could investigate us, nobody could stop us. We have been hospitalized. This should not be in a populated area dedicated as residential zone. I believe it is a violation of five state and local laws. Proposition 65 says, if you

operate industrial activities, you should notify your community, so they could have choices and options. If get clean air to the people.

- Tom Mullaney – I've been involved in community planning for 20 years. This plan is the most excessive plan I've ever seen, in many ways. This plan may have been appropriate 25 years ago. San Diego had a plan forecast that a million people would be added to this region over the period of time. The next series forecast that came out was 700,000, the next time it was 300,000. The forecast now says 15 years the region will grow by about 113,000 between now and 2050. The City of San Diego what's our share? It shows 65,000 more residents between now and 2050. So, take a fair share for this community and it's a few thousand homes. Yet this plan includes enough housing units for 65,000 people. They're saying all the forecast anticipated for the entire city could fit in this one community. It's completely absurd. You might have seen an article by Dr. Richard Carson, UCSD economist, he says this plan and this effort unnecessarily pits residents against students against other kinds of people fearful they won't have enough housing. This article was in the times of San Diego, it shows that whatever housing shortage there might have been no longer exists. The population has been roughly stable since 2015 in spite of the fact that many new homes have been built. What's the danger of excessive zoning, why not plan for tens of thousands of units that are not going to be built? You can plan the infrastructure. Why would you plan water and sewer and electricity and schools and parks and everything? It makes the developer the urban planner; he can buy one portion of one shopping center, but in a huge project and then it's really all the demand for the community for the next five or 10 years. Excessive upzoning is dangerous.

CN: This is on the agenda.

Tom: Okay, so that's on the forecast, the context is that a plan like this is not needed.

CN: I think we have some people on zoom that want to speak to item 8. This is non-agenda public comments, but the timetable will allow for comments on item 8 after public comment.

- Larry Webb: I'm here to speak about Larry Turner. Larry is a retired Marine Corps Lieutenant Colonel, current San Diego Police officer, not a politician. He is a life long independent. He is not beholden to either the Democratic or Republican Party. I'm here because I believe we need a change in the leadership of the City. Under the current mayor, infrastructure citywide has crumbled as a result, thousands lost their home this past January. Despite spending million on it the homeless crises, the

City has continued to grow, deaths about the homeless population is skyrocketing. The current Mayor has continued to work to remove transparency and public input by trying to remove local planning boards from discussion on building and growth. Larry will work to ensure our infrastructure spending goes to where it is needed, not underused bike lanes and other unneeded projects. He will significantly reduce the homeless population with a compassionate and comprehensive plan that will not include saddling the city and our grandchildren a 35-year billion-dollar warehouse lease. He will prioritize transparency and engage with communities on decisions that impact their lives and respect the needs and concerns of residents. On Tuesday, May 28th Larry will be holding a Larry Listens session in the North University Library from 5:30-8:30. He wants to hear from your community, your concerns, your needs, and give you an opportunity to talk to him one-on-one. Learn about his goals and his plans moving forward with things. I will be here throughout the meeting if anyone has questions. I have come cards and different things and would be happy to talk to anyone after the meeting. Thank you very much.

- Becky Rrap – I'm here to speak to the Seed Program. The Seed Program is the cannabis social equity program that the City has proposed and that would likely expand the number of pot shops by 100%, doubling the number that we currently have in our city. They would be adding an extra 36 and removing sensitive use barriers. I am very grateful that with the new budget that the mayor has put forward he has decided to cut the program completely. I come here because now it is up to the City Council to vote in support of Mayor Gloria's proposal of cutting the seed program. I want to urge you as a parent and a resident to talk to the council member and urge them to support this discussion that the mayor has made in cutting the program. It's obvious that our city is in crisis with drug addiction, homelessness and this is the last thing that we need is to expand the marijuana industry footprint in our city. I encourage you to speak as a Planning Group sending a letter of support or individually to your council member. Thank you for the opportunity to speak.

8. Action Item: Approval of a timetable to hold UCPG elections for three residential seats for UCPG District 4, residents of UC San Diego, assuming approval of the new UCPG Operational Procedures and revisions to Council Policy 600-24 by City Council on May 21. Approval of a revised membership form that includes District 4. Chris Nielsen, presenting.

- CN: Proposed timetable:
 - May 21: Council passes ordinances for CPGs. I assume no further changes to our new Operational Procedures occur at council. New Operational Procedures become effective.
 - June 11: I declare the three district 4 residential seats vacant. Since there is more than one vacant seat, an election needs to be held. I appoint an election committee and UCPG establishes the date for the elections.

- September 10: Candidates statements at the UCPG meeting. Deadline for nomination, district 4
 - October 8: Elections at GradLabs 5M-8PM. Anticipate drop-off balloting the week prior for UCPG members. New voting members seated.
- JS: If they are all elected at the same time, will they term out at the same time?
 - CN: No, this time only it will be a one year, two years, and three-year term.
- DE: Since these are likely to be students, what happens when they graduate or possibly move from the neighborhood?
 - CN: If they stay in the UC plan area they are entitled to keep their seat. We expect them to represent their district they were elected from and the entire UC area just like any of the other board members.
- Mina: I'm a first-year student at UC San Diego, I strongly approve this action item. I think it gives students who are residents here for four, five, six years the opportunity to have a voice on the UCPG board and think that's an awesome opportunity that they haven't had before. It incorporates students like me who feel our voices are not as leveraged compared to other long-term residents here. As students we also want to be long-term residents here, so I think this encourages students to get more involved on the UCPG board. I think it provides a great opportunity especially considering the revision to council policy 600-24 allowing residents who are voting board members to join via Zoom or online because at the end of the day we as students can't always make it in person to the board meetings so overall, I strongly approval of this agenda item and I thank you Chris for bringing it Forward.
- Tegan: I'm a first year living on the UCSD campus. I support the provision that introduces this because as a student it allows for my voice and other student voices to have representations. It allows us to be more involved with the community that we live in and that we want to live in in the future. Thank you very much.
- Alex Ross: I'm a representative from UCSD's undergraduate government. We and the student government are excited to get undergraduate students more involved in the local planning process. We've been working really hard at engaging students at the local level and support this provision as it allows students to have a greater voice in their community and we're excited to integrate UCSD students into the Planning Group. We thank you for bringing this forward.
- Dannie Zhu: I'm one of the undergraduate students who support this agenda item. I think it is very critical because one of six residents in the University City area is in fact a student like me who live on campus and we would really appreciate being able to voice our needs and have our needs better integrated into the University City community and become part of the University City Community in the long term. Like Mina mentioned we would really appreciate like having our specific needs integrated with the community. For me personally as a student who lives on campus, I would love to see how our student population can interact and be in this community better and I would also

be interested in running on the board. Thank you for allowing us this opportunity and I'd be very appreciative.

- Masaki Mendoza: I'm a third-year student at UCSD studying math economics and urban planning um echoing previous statements of allowing more participation by students of UCSD. I think allowing for more representative students on campus will give us a greater voice and integrate us better into the community. Many students, especially in the department of urban studies and planning, want to get more involved in the community surrounding our campus and the approved this item to reference to allow UCSD students to have a voice on UCPG, would in my opinion, a benefit to not just students but the community as a whole. I hope the board will adopt the ability for UCSD students to run for position on the board.

Chris Nielson makes a motion to approve, Andy Wise seconds this motion.

- Laurie Phillips – would like to welcome the students but note the community is not afforded very many opportunities to comment on what UCSD is going on the campus, and it does impact our local neighborhoods a lot. I think there ought to be some bidirectional communication.

Unanimously approved – will proceed with timetable following the city council adoption. 11 Yes 0 No 0 Abstain.

9. Action Item: Approval of a revised UCPG comment to City Planning for the second Draft of the University Community Plan and Draft EIR. Andy Wiese and Chris Nielsen, presenting.

- Debby Knight: Procedural question for Suchi. You noted the EIR will be out in early July, will there be revisions to the community plan that will coming to the city council or Land Use and Housing along with the revised EIR? I'm trying to figure out what the state the plan is in and where all these comments be impacting the plan that ultimately goes to City council.
 - Suchi: We are in the process of marking revision for the version that goes to planning commission. Planning commission is 5/30, typically we try to release documents a week beforehand, so around 5/23-5/24. We are trying to capture the public comments in that version, so you will be able to see changes.
 - DE: For example, on 5/1, the public comments were closed on 4/29, the University plan was submitted to the mobility board, did that include public comments?
 - Suchi: We did include comments from the March version.
 - DE: Will the updated draft be presented to the mobility board?
 - Suchi: No
 - Darran: What about the public comments since then?
 - Suchi: The public comments will be captured in the version that goes to the Planning Commission on 5/30.

- JS: Our comments are due tomorrow?
 - CN: Yes, our comments will be submitted tomorrow.
- AW (from Cz Rep): This has been a long process; we have been at it 5.5 years. Those of us who have been involved are quite familiar with the issues. Chris and I have updated the UCPG's Final Report on the Discussion Draft of the Plan from July, 2023, in response to the Draft Community Plan and public presentations held since its release. The 2023 report was adopted unanimously by the UC Plan Update Subcommittee and approved by the Board of the UCPG. You have received a copy of the revised Report, which is a draft. Tonight, I will present some of the key ideas captured in the Report and provide an opportunity to discuss it. After my presentation I will make a motion to approve with the comments. What you see in the report includes a significant amount of the original report in black text with blue text reflecting new language proposed for your approval, and green text reflecting the recommendations we made last year. This presentation will consist of 9 highlighted areas from the updated report.
 - Intro: Plan Update began in 2018 with the selection of a subcommittee including members of the UCPG, representatives from UCSD, MCAS Miramar, community organizations, businesses representatives, and community members. Over 40 meetings over the past five and a half years we have been a consistent voice in the process. We have not just a stake in the but also wisdom, experience and understanding of the issues and offer these recommendations.
 - Strengths of UC Plan:
 - The plan provides an opportunity for robust commercial and residential development in a future UC, a UC that will grow in the next 25-30 years.
 - The plan includes the potential for more housing near transit and jobs in the University Community. This should support our climate action plan and the goals that all of us should share to lessen the carbon footprint for this major job center, residential community, and educational community in University City by allowing people to travel less by car and live closer to their work or school and their daily activities.
 - The plan includes proposed supplemental development regulations (SDRs) which are enforcement measures supplemental to the City municipal code. We asked for an SDR regarding affordable housing requirements above and beyond the City's main code, which the city has included in the Draft Plan.
 - The plan provides the potential for new bike and pedestrian infrastructure including the potential for protected bike lanes on key corridors (note: implementation and funding will be challenging).

- Improved connection between UCSD and UC East Campus along Regents Road and a new promenade feature along Executive Drive that will integrate transportation systems.
- The plan includes more flexibility for development through mixed-use zoning that allows developers to adjust their proposals for development on the land/properties that they control according to the needs of the market.
- The plan includes improved open space protection including proposed dedication of four parcels of City land in Rose Canyon and the Sorrento Valley Headlands, which the UCPG supported.
- The plan includes the potential for three new linear parks.
- The plan includes on-site requirements for urban public spaces in commercial and residential developments.
- The plan includes the possibility for shopping centers to be revitalized.
- It does not rezone single-family residential areas.
- It does not include the high-density “Scenario 1” as a part of the plan. However, this scenario was brought back for study in the EIR.

UCPG Recommendations incorporated in the Draft UC Plan

- Chris and I would both like to thank the Planning Department, Suchi, Nathan, Coby, Tait, and Heidi for their incorporation of a wide range of recommendations that the UCPG made last year to the Discussion Draft. These include:
 - Better transition between low to medium density housing and new development in adjoining commercial plazas.
 - It includes SDRs expanding inclusive housing in UC and
 - The rescoring of parks and recreational value for UC, which gives a more accurate base to understand and plan for our recreational needs.
 - It provides opportunity for a new neighborhood park. We appreciate the creative proposal for Torrey Pines Neighborhood Park on City-owned land west of North Torrey Pines Road.
 - It clarifies the status of Weiss Eastgate Park and the JCC facilities. We don’t like the answer, but it is clarified.
 - The plan solidifies the dedication of 4 open space parcels.
 - It includes policies and language to protect against bird strikes.
 - It improves new language on stormwater regulations.
 - Includes improved language related to biodiversity and native landscaping.
 - It improves MSCP adjacency regulations and supports the Gilman Drive open space and Coastal Rail Trail.
- Summary of recommendations/topics of concern:
 - Affordable Housing:
 - Housing affordability was a significant concern throughout the plan update process.

- The draft UC plan shows a potential for approximately 30,000 new housing units, a substantial increase over the existing 1987 plan. The draft includes an inclusionary housing requirement specific to UC, which the UCPUS and UCPG supported. The Draft plan estimates an increase of 72,000 new jobs and a potential doubling of the residential and commercial density in University City over the next 25-30 years.
- Recommendations in the Report include support for UC-specific affordable housing regulations above the citywide requirements.
- The UCPG also recommended an alternative community planning scenario, based on the model of the Mesa Nueva housing development on the UCSD East Campus (145 du/ac). This scenario would provide space for 22,000 new housing units and 55,000 jobs. We believe this scenario better meets the goals of the Plan Update with a better balance between growth and infrastructure the environment, and future quality of life.
- The Report recommends that this scenario should be studied as one of the feasible alternatives as part of the F-EIR so that decision makers have an opportunity to fairly assess it.
- We note that UCSD is concurrently developing ~ 10,000 new housing units during the Plan update period, contributing significantly to the overall housing supply. Including these developments, either land use scenario would provide opportunity for more new housing in UC than any recent community plan update.
- Displacement of housing and community-serving retail/services and additional Density with limited parks
 - The community is also concerned about the potential displacement of community-serving retail due to rezoning and changes in land use/intensity.
 - In the Nobel/Campus area, the two commercial plazas (WholeFoods and Ralphs/Trader Joes), the Report reflects concern that the proposed zoning and land use designation of Employment Mixed Use (EMX) will lead predictably to the displacement of affordable housing and community serving retail in the location where these uses are most suited and needed. These are the two largest community serving retail sites in North University City. They serve students and residents of UC and La Jolla Planning Areas and are the best location for future housing growth and the retail to serve it. EMX will

unnecessarily put housing and retail in competition with higher value uses such as tech and bio-tech without the requirement that any housing or retail be built on these sites. We note recent closure of grocery/retail at Costa Verde under just such pressure.

- The Report recommends that these two commercial plazas be designated “Community Village” with a potential zone of CC 3-9 to ensure that housing and retail remain the primary uses on these sites. If the city is serious about building new housing in UC, it should zone for it in this location.
- At the SW corner of Nobel/Genesee: The UCPG recommends that the city rezone with lower intensity to preserve affordability and strengthen anti-displacement protections for renters in apartment developments with the most affordable housing in the plan area.
- UCPG is also concerned with impacts of new developments on surrounding neighborhoods.
- The UCPG recommends better protection for community-serving retail and smoother transitions between new developments and existing residences, including density and height limits for the University Square and Sprouts Plaza, reference SDR C1.
- The Report identifies issues with SDR H1 (for smaller sites) and H2 (for larger sites) in terms of their applicability and impact on community commercial plazas. SDR H1 appears to apply to no properties in UC. We recommend revising and consolidating these regulations in terms of their applicability and impact on the commercial plazas.
- The UCPG would also like to see alignment between the plan guidelines for redevelopment of the commercial plazas and the visual models presented in the Draft and throughout the update process, especially regarding heights, setbacks, and overall density.
- The UCPG is also concerned with the large deficit in parks and recreational facilities relative to the population increase. The Plan projects a deficit of ~4,100 park points (facilities for 41,000 people). We recommend that the City meets Parks Master Plan standards to ensure adequate recreational spaces for future residents.
- In addition, the UCPG is concerned that the proposed “linear parks” be developed and maintained as *parks* (and not as “greenways” managed by the transportation department).

- Generally, the community is concerned about the potential overbuilding without adequately addressing the community needs for parks and retail.
- Sustainability
 - We acknowledge and appreciate the City's adoption of the policies related to native landscaping and protection of wildlife corridors. It can go further.
 - We'd like to emphasize University City's unique position in the most biodiverse metropolitan area in North America and the need to leverage and protect this environment. We recommend further enhancing these provisions to better reflect and promote the biodiversity of the area.
 - We appreciate the City's support in dedicating open space parcels under the Miramar airport flight paths for future green belt. City must correct inconsistency between the plan description and the Draft Environmental Impact Report (DEIR) regarding these parcels before the ordinance is finalized.
 - We appreciate the City including options for native trees in the street tree palette and advocate for expanding the use of native trees in University City, drawing parallels with successful implementations in other California communities like Palo Alto. We recommend increasing the planting of native trees for environmental and aesthetic benefits, emphasizing their adaptability and reduced water needs (see recommendations for parkways, corridors, and streets adjacent to open space).
 - The community is concerned with the recent revision to the SDR affecting developments adjacent to the canyon edge. The current version sharply narrows the application of these guidelines to just a few properties (and about 200 linear feet in the Plan area as a whole). UCPG recommends a return to the more inclusive approach of the Discussion Draft to better protect against wildfire risks, preserve open space canyons and views, and enhance environmental sustainability.
- Mobility & Implementation
 - Community concern over road diets and street streamlining, particularly on Governor Drive and other thoroughfares. The UCPG Is requesting updated traffic studies (last conducted in 2015) before finalizing these changes. Additionally, we would like to advocate for the prioritization of continuous bike lanes and comprehensive bike infrastructure. There needs to be a clear plan for financing and implementing the

infrastructure improvements to support the new developments noted in this plan sustainably.

- Andy Wiese moves that the UCPG Board adopt the updated Report and Recommendations to the City of San Diego related to the draft University City Community plan.
 - CN seconds the motion
- Melanie Cohn: I have been a member of the Community Plan Update Subcommittee since its Inception and I want to be very clear for the public record that Andy's comments do not represent a consensus of that committee. I've been a minority voice often personally attacked in these meetings and outside of them for advocating for housing options for UC San Diego students who are interested in staying in San Diego to work in the life science industry and for young professionals in this industry who cannot find any housing within a reasonable distance from their employers or potential employers in this industry. These people often do not have the time or resources to devote hours each month to these meetings, but their interests do deserve attention. The plan update committee has never been representative of the diversity of this community. The city's data as collected through this process and outlined in the community atlas shows that 79% of this community is under 50 years of age and 53% is non-white. The survey that Andy referred to, the response there showed that a majority of residents in this area want more density this process has been dominated by single-family homeowners in a specific demographic many have owned their homes in South UC for many years, and I wonder if they would be able to afford a home in this community in today's market. Over the past few years, especially over the past 18 months, the number one highest concern we hear from life science employers is housing related to their ability to attract and retain employees. The life science industry is providing good-paying jobs with upward mobility to people of every background and every level of education. These people deserve the ability to own a home in a community that has great potential for growth, especially in the area of 80 to 150% of area median income. It is a disingenuous narrative to require a high percentage of covenant-restricted affordable housing. This high requirement would automatically make housing projects unfeasible to gain financing. These comments are meant to restrict density via requiring an impossible number of affordable units. Young people from UC San Diego and young professionals are the future of the city's highest concentration of good-paying jobs and they deserve the opportunity to live here and to afford housing in the future. Thank you.
- Tom Mullaney: What a tremendous presentation by Andy. I've been to some of the subcommittee meetings and a lot of thought has gone into this. As far as the overall density, I think the plan that Andy recommended, the alternative, is a high-density plan. In fact, it would provide almost half of all the forecasted density for the City, so it is a high-density plan. I don't think anyone would be deprived of a home. The phrase has been used "pushing on stream", you can't get developers to build more than they think there's demand for it. You've seen that the Riverwalk project in Mission Valley is on hold for a year or two.

Vacancies downtown are high. Landlords in many places in the City are now offering incentives. There's a slowdown. But again, let's consider the long-term SANDAG forecast is only 65,000 people and even the lower levels of this plan would accommodate close to that. You want to mention parks, so even if you didn't add 65,000 people, even 10,000 people, in this plan, where would the soccer fields and baseball fields go? Where would the picnic areas go? Would there be a good golf course in place? This plan does not provide enough land with parks, and it's not that hard, you can collect impact fees and you can obtain land. It just takes the will to do that. I strongly support the notion to get more parkland. The week after this plan is approved, whatever plan it is, developers can go forward any place they want in the whole community without the guarantee that facilities would match that, would keep pace. This plan is lacking some kind of phasing to make sure that that public facilities keep pace with development. I want to caution the group about recommending approval with conditions. Our planning department always forgets the conditions. What this really needs is to reject the plan until the changes that have been recommended are incorporated. The alternative plan appears to be a wonderful plan that the plan the City should adopt. I have one more comment about the City council. Council Member Kent Lee needs to be approached again. Your Councilmember either can support the community's version of the sound plan with the proper parks and setbacks or he'll wind up being the villain of University City. The City's tendency is to force through these plans, saying we're out of time and we're out of budget. This is a 20–30-year plan that shouldn't be forced through. Thank you.

- JS: I'd like to get clarification on what the motion is. I thought we were moving to approve this.
 - CN: We are.
 - Joann Selleck: does the motion also incorporate the rejection of the draft plan unless it includes our 70-page analysis.
 - Andy Wiese: No, there's not a recommendation to approve or disapprove the Plan, as it is a draft. There hasn't been a final draft, and I think it's bad policy to vote on a draft.
- Jeff Heuter: To cut to the punchline, and then I'll explain why. I think in our community plan update, you should have an ordinance override to suspend Complete Communities Housing Solutions in the University City. Even your most aggressive plan, say you put in 50,000 housing units, we've done a review of all the zoning in San Diego including UC and you can already put over 200,000 units in University City without doing anything to your plan. We've gone through a lot of work to develop a plan that's actually 1/4 the size of what's already available under the existing zone now. Why not just leave it that way"? Because how it does it is very disadvantageous. You can't plan for townhouses for example because the threshold is 20 units per acre. If you look at what's possible in the UC area with the 8.0 FAR which is the highest allowance in your Complete Communities, you take the Sprouts you can put about 375 units per acre on that site. That's higher than anything you've talked about today and it means if you want to make that townhouse or some other low-density use, you

won't be able to do it. Regardless of what you think about narrowing the street, if you're going to put 3,000 units, 10,000 people, on that site that changes all your infrastructure, all your traffic assumptions, and everything else. You've undone that part of the plan. You've done a lot of work on affordable housing, the percentage of affordable housing you get from Complete Communities Housing is small, single digits. Complete Communities is a way to undermine the inclusionary housing ordinance of San Diego and make sure that we don't meet our affordable housing needs. You put a lot of work into the commercial planning at these sites well, Complete Communities tries to put the most amount of housing on the least amount of space which discourages creating neighborhood residential walkable communities. Everything you think you're trying to do with this plan is sabotaged by Complete Communities. Why do we have Complete Communities? It was an emergency measure because our community plan update process was so far behind, but as we do our community plan updates, we should be setting Complete Communities aside, so the community plan updates actually do the work they're intended to do. I would recommend that you add suspending Complete Communities as it applies to the UC area through the next RNHA cycle and second significantly raise the threshold for Complete Communities. For this area, it should be 75 to 100 before you add on the additional so you get a reasonable percentage of affordable housing similar to what you get with inclusionary housing and then you could get rid of the 8.0 FAR which is based on people flying over Rose Canyon from UCSD for example. There are several things you can do, but I think just suspending Complete Communities would be the right thing to do. Thank you.

- Debby Knight: Can I ask if people understand exactly what Jeff means by suspending Complete Communities?
- Jeff Heuter: I would say it shouldn't be applicable in the UC Area
- Debby Knight: It's a City-wide policy that allows for a significant increase in density in exchange for certain things. So basically, disallow Complete Communities because we are getting the density by the plan which is probably better in terms of what it provides for the community. Is that what you're saying?
- Jeff Heuter: Yes. Complete Communities is a random overlay of density on a community plan. Whereas you've done a lot of up zoning in specific areas you plan for certain things to happen in certain places including commercial you tried to put together a sensible plan for affordable housing it just blows all that up. Again, Complete Communities was meant to be an emergency measure to get housing production going in San Diego because it's been a long time since we've done our community plan updates. As we go through our community plan updates, those should determine how communities evolve, not some random overlay that's City wide.
- Joanne Selleck: So, what you mean is that Complete Communities can come in and preempt all the other good stuff.

- Jeff Heuter: All the stuff you've put on the board today and presented is overridden by Complete Communities. Your 40ft height, your density per acre, your setbacks, your park spaces, your affordable percentages all goes out the window.
 - Debby Knight: That's probably what we are getting at the Nobel Drive (cor Genesee) parcel right now. Two 30 stories and a 40 story because they're going to skate underneath the rezone of this plan.
- Nancy Groves: I just had a question for Andy. I think this wonderful analysis it was very helpful. I had gone through it before but having him walk us through it really helped a lot. You didn't say anything about the Costa Verde Shopping Center. I'm really concerned about that. Will there be a grocery store or pharmacy? If they are going to build stuff, we should be able to look at it again and comment.
 - CN: I received notice of a future decision having to do with the extension of time on this project so I believe they will be bringing it to the UCPG for discussion in either June or July. I haven't had time to contact their counsel yet, but we'll set up a date for them to explain what their intent is with the property.
- Charlie Wright: I want to say I support and applaud the revised comments to the plan. I'm particularly grateful for the request on page 15 to incorporate the UCPG's recommendation for consistent Zoning for religious institutions. Thank you. I also want to bring your attention that in section six which is mobility, beginning on page 21, the specific recommendation for a new bicycle connectivity in item D. which is John Hopkins to Science Park Road and item C which I Genesee to Campus Point Court but that contrasts with the generalized recommendation for new traffic studies for Genesee, Nobel Drive, and La Jolla Drive in item A. I would recommend adding a specific recommendation to item A that the new traffic studies include converting Governor Drive from four lanes to a two-lane with continuous buffered bike lanes. I also would recommend that we strike the next to last statement in item A which begins with the traffic study with similar conditions because it is redundant to the first item in item A which begins with the city should complete a new traffic study. Thank you.
- Jennifer Dunaway: I appreciate all the comments that went into the presentation today. I agree with many of them, I just wanted to provide a few reminders on the recreation center discussion. The new recreation centers need to be where the population increases are going. Torrey Pines really isn't where the population densities are going to be increased and besides the Torrey Pines new recreation center, no other new recreation centers were provided in the plan. I'm very concerned because the recreation centers are already very busy. My family uses them, and we can see the impacts to them now. With the increase in population, I cannot imagine what it would be like. The mobility, if you recall the UC Peep's lawyer at one of the last meetings this past spring mentioned that the egress in terms of emergencies was considered by the city using the current roadways, not on the road diets that the city is proposing. Like Charlie brought up, I think a new analysis needs to be done. We all want to be able to escape if

there is an emergency, fire, earthquake, etc. and we don't want to be stuck on the roadway like what happened in Lahaina back in last August where people were stuck on the roads. In their car, they burned to death. The last thing I was going to mention is the community-preferred scenario that many of us commented on, a lot of our comments were integrated into that community-preferred scenario. We felt like we were having input and the City discarded that in this analysis. At the April 9th meeting I asked Ms Lukes the question about what happened to that scenario and why it was thrown out. The answer that we received at that time was that she needed to regroup on that answer. What is the barrier to providing a transparent answer since this is a City document? Thank you.

- Joanne Selleck: Andy, I'd like to hear your comments about the suggestion that we request the suspension of Complete Communities.
 - Andy Wiese: I haven't given it any consideration so I'm still thinking about it. If that's something people on the Board want to talk more about and consider what those arguments might be. I don't think I have a specific position on that. I'm not necessarily opposed to it.
 - Joanne Selleck: Would you consider an amendment to your motion?
 - Andy Wiese: potentially, would depend on what it would be.
 - Joanne Selleck: I'll propose that as an amendment.
 - Andy Wiese: Do you want to draw it up and then we can circle back to talk about the specific amendment.
 - Debby Knight: I 100% agree with Jeff and think it would be a very good idea to put that in there. Especially because we're seeing Complete Communities in that disastrous plan for the Nobel/Genesee site. That's exactly the problem with the Complete Communities, and now that the City has spent five and a half years doing our plan update and putting in something we don't agree with at all but at least it's been through some kind of thoughtful process by the City planners with a lot of help, I'm sure, from every property owner up there. I think Jeff's suggestion of suspending Complete Communities from our plan area because we assume we do have a new plan makes a lot of sense. One other thing, is anyone going to speak to the Parks and Rec board?
 - Chris Neilson: I am.
 - Debby Knight: Good, I can't go. But it seems to me that our plan is too dense. SANDAG's demographers' study and project future growth, they are projecting a total of 66,000 more people in 2050. Our plan is predicting 66,000 more people for our little plan area. That's what SANDAG says the whole City will be, clearly our plan is over-projected. It's denser than it needs to be, and it's reflected as Andy pointed out in the fact that it's massively under-parked. The City is now planning to have nowhere near enough parks for everyone. If you're talking about planning, you know your infrastructure is a key part of it. It's totally out of whack and the discussion draft the City committed to studying, the community version of the plan through their EIR process, and they did not do that. However, it states in the discussion draft that

the community version of the plan was alternative B, I think called then would be studies through the EIR phase.

- Linda Beresford: I'm a member of the community organization Help Save UC. While I support a reasonable increase in housing, I oppose the plan update and the unreasonable and significant increase in density proposed for the community. While the City proposes to more than double the community's population, the City proposes no new significant parks and cannot guarantee the upgrades in transportation and emergency services that will be necessary to support twice the population. I support the comments on the draft UC plan prepared by the Planning Group. Thank you very much to Andy and all the Planning Group members for their work putting these comments together I particularly support the Planning Group's recommendations to improve the SDR for Canyon adjacent developments. I also support the recommendations regarding the changes for the University Marketplace and University Square shopping centers regarding the reduction of height limits the reduction of proposed densities and increased setbacks to adjacent properties. A minimum of one parking space per dwelling unit must be required at both locations for future residential projects and a minimum of 80% of built ground floor square footage should be community-serving retail at these locations. I also think the proposal to suspend the application of Complete Communities is appropriate so that the plan update reflects what will occur and that we don't end up with something totally different than what we've spent five and a half years actually planning. Last, I urge the Planning Group members to support these changes to the plan update and lobby the City to put off all hearings before any committees or the Planning Commission until the city has completed its response to comments on the DEIR and issued the final EIR. It is outrageous for any of these committees to consider the Plan update in the absence of the final EIR at which time I think everyone at the City who reviews that document will realize that a. the EIR is fully inadequate. The proposed plan update is overly dense causing unnecessary harm to the environment. Thank you.
- Chris Margraf: I just had a few comments about some pedestrian and cyclist safety that I noticed in the plan. I'd like to input a comment for additional pedestrian protection at every lead pedestrian interval on that list adding no turn on red signs, no yield on left turn yield on green, and allowing for four-way Crossing and not three-way with the little chain across the fourth direction. Those crossings are in high-traffic areas that they've identified, and people should be able to cross where they see fit. Additionally, reclassifying all class three bike lanes which offer no protection to the cyclist to class two bike lanes which offer paint at the very least if not a buffer zone. Additionally, specifying that all class four bike lanes include additional protection beyond Flex posts as they do not provide adequate cyclist protection. If there's a car going about 50 miles an hour to your left and they happen to hit a flex post that is not going to protect you against a 3,000-plus pound car. Protection can include curbs, parked cars between moving cars, bike planes, or other solid objects that will prevent a collision between a cyclist and a moving car. These improvements will also protect pedestrians on the sidewalk. One additional comment about the plan, I

appreciate the work that went into reflecting the alternate views and the overall plan. I would like to echo Melanie's comments from earlier; the UCPG's views are not representative of the community as a whole and do not represent the diversity of the community in San Diego. University City is growing not shrinking and this additional demand must be accounted for unless we want more people to be forced into homelessness and priced out of their existing homes. The views of the elderly who bought their homes when housing was cheap and plentiful do not represent the views of those who have their whole lives ahead of them and would like to remain in the area. Increasing supply will lower demand and allow for more affordability integrating retail and workplaces into these higher-density areas, especially in an area like University City. Great transit connections like the Blue Line will reduce reliance on cars helping to meet climate goals. We should be planning for the future of the city and not the past and enabling an equitable, affordable, sustainable, bikeable, walkable and overall, more livable community.

- Bargiora Goldberg - The city proposed 30,000 new units. Why did we come back with 10,000? I read our response that's like going to war and yielding one-third of the territory before the fight even started. California is a state that has a shrinking population, not much, but 200,000 a year. San Diego is not growing much. If you look at the projection for the for the next two decades, the metropolitan San Diego is almost 3.5 million people and they're talking about less like 1%. To add 60,000-70,000 units, I think that Andy corrected today the number is preposterous, it's probably criminal to even suggest it. I don't understand why we even offer them 10,000 units more. We should have talked about negotiating this thing in the future when it comes to it and not to start already, we already gave back we gave up 10,000 units before even fighting it. Thank you very much.
- Kathleen Amaya: I wanted to echo some of the other sentiments regarding the concerns of the narrowing Governor. A couple of weeks ago the 5 was closed during normal traffic between 8-9am. The traffic on Governor and in South UC was ridiculous, so I can only imagine if that's normal traffic during an emergency it would be impossible to leave this area and have everyone evacuate properly. Having two kids to drop off and pick up is already crazy and a lot of those students are choice students from other areas that are parents driving in. I'm a UCSD Alum and when I was at UCSD I tried to be without a car and taking the bus to get to my doctor's appointments would take an hour and 15 minutes when it's a 15-minute drive, so I ended up bringing my car down. I think you need to address the issues of trolley accessibility. It has improved since I was at UCSD. The reality is people moving into the housing we're adding won't be taking a bus to places. They are going have a car in Southern California unless you provide meaningful transit solutions like the trolley that gets you somewhere quickly. People taking the bus is not a viable solution unless you increase the express bus routes and expand the trolley line. I think that needs to be looked up before meaningfully increasing density in places that are transit corridors. Having cars as the primary mode of transposition in these

densely populated transit corridors is going to lower the quality of life and it's not going to be a desirable place to live. Thank you very much.

- Georgia Kayser: I just wanted to support the revised comments that Andy brought together. I want to thank the many different community members who have been involved in this process and the many different community organizations that have formed because of this process to help formulate and create these comments. A significant amount of effort from many people who work full-time jobs has gone into creating these comments and that comes from this entire community, so I just want to thank all those people. In listening to community feedback, I just want to reiterate a few comments that I know Andy has elaborated on in many ways, but I have heard from many different community members. I just want to say again that we really need the City to hear this, the University City 30-year plan is really a University City plan and not a San Diego plan that is put on University City. I do think that there have been some big comments made by the community members again and again about the scale of residential development in the UC Marketplace in the University Square area. It is too great for this community especially if there are 10 stories or more. The community really would like to have the 100-foot height limit reduced. The community wants to see the community serving retail preserved. The Parks and Recreation areas should grow proportionally to new population growth plan scenarios. We need to plan protected parking at the new planned residential developments.
- Susan Baldwin: The affordable housing proposal that's in the plan appears to only apply to the CPIOZ area which isn't the entire community. Is that true? Shouldn't it apply to the entire community?
 - Andy: It does only apply to CPIOZ area, which covers most of the area subject to major redevelopment. The plan is in line with the group's recommendation.
- Chris Nielsen: I'm going to summarize a few things brought up:
 - (1) Suspension of Complete Communities
 - a. Andy Wiese: I will accept the amendment to recommend suspending application of Complete Communities in the UC planning area. We can incorporate this into section 10.
 - (2) Bike lanes – move class 2 to class 4.
 - a. Andy Wiese: I'm supportive of the protective bike lanes, we could incorporate those ideas into our motion.
 - b. Chirs Margraf: I will email my comments.
 - (3) 80% community retail on ground floor
 - a. Andy Wiese: We recommended 25% GAF in lieu of the 80% of the ground floor. That issue is addressed in the report just addressed in a different way.
- Chris Nielsen: The motion on the floor is to accept the comments as presented except for adding the language on class two and class four bike lanes and to add a comment to section 10 having to do with the suspension of the Complete Communities program.
 - Motion Passes Unanimously: 11 Yes 0 No 0 Abstain, Chair not voting.

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- Suchi Lukes – The planning commission process will accept public testimony on the DEIR and be asked to recommend the plan.
 - Debby Knight: Will they vote on the DEIR.
 - Suchi Lukes: Yes, they will be asked to take action over the comments closed on April 29th. The revised version will be released on July 8th and in that version, there will be the subcommittee scenario, but it will not be available for the Planning Commission meeting so they're voting on the comments on the Draft EIR.
- Chris Nielsen:
 - Joanne Selleck has graciously gone through a substantial portion of the DEIR and come up with a set of comments that we can use to give the UCPG comment. We object to the DEIR having three large plans at one time, particularly when they're going to be considered as a package with the actual plans. The objection to the aspirations mentioned in the executive summary. Specific comments having to do with data and scenarios that are out of date for the current traffic conditions and future projections, the 2015 counts for Governor for example are inadequate. The DEIR should explain the criteria used in the selections of the alternatives to be named. Comments note that the community scenario has not been used and question how the alternatives were selected to be analyzed. Comments note that the impacts of the UC San Diego housing buildout need to be studied by the DEIR. The DEIR should discuss the environmental impacts the choices in setbacks and transition planes adjacent to canyons and open spaces. It should also address visual impacts lighting and bird strike preventions. The comments on the impacts on biological resource should be analyzed along with the deficiency in parks in open spaces. Specific comments to housing and any displacement should study the adequacy of fire protective measures that would affect the DEIR's conclusion for the climate action plan and transit use. The DEIR should also explain the environmental impacts of increasing population without available local school opportunities. The impacts of a reduction in retail space as an environmental factor in transportation and GHG analysis. The DEIR should study the additional development without the associated infrastructure in a worst-case scenario.
 - CN makes a motion to accept the comments as a recommendation to the City. Carol Uribe seconds the motion. The motion is unanimously approved. 9 Yes 0 No 0 Abstain.

10. Adjournment: *Next Meeting will be on June 11, 2024, in-person at 9880 Campus Pointe Drive, third floor, Terra Nova Conference Room and on Zoom. This will be a hybrid meeting both in-person and on Zoom.*

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
June 11, 2024
6:00 PM

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Daren Esposito (DE), Jon Arenz (JA), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Alex Arthur (AA), Anna Bryan (AB), Sasha Treadup (ST), Coby Tomlins (CT-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:05 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? None raised. Daren moves to approve. Approved unanimously.

3. Approval of Minutes: May 14, 2024, minutes. No minutes to approve.

4. Announcements: Chair's Report, CPC Report

CN: Land Use and Housing will meet Thursday June 13 to recommend a version of the UC Plan to the full council, Andy and I will need roughly three volunteers, more if we can get them. You must be present in the Council chambers downtown when the item is called, and you will need to have filled out a speaker slip ceding time to either Andy or myself.

CN: I'll give my report now:

- Welcome to the UCPG meeting for June 11, 2024. Thanks to Alexandria for the use of this room with its hybrid meeting capabilities.
- CPC did approve a set of recommendations to City Planning on Blueprint SD at their last meeting. Suchi and Nathan presented feedback on BP, noting the provisions proposed at an earlier CPC meeting that City Planning has accepted.
- I am now CPC Vice Chair.

5. Presentations:

- **Councilmember Kent Lee (Zach Burton)**

- Thanks to everybody that came out for District 6 food distribution, including diaper distribution. I see many of the faces who helped with the event here on or Zoom.
- Thursday is Land Use and Housing, where the plan will be discussed. You can jump on the Blue Line that drops you off right in front of City Hall. The relevant part of the meeting should start at 2 or 2:30. So jump on the trolley and give your comment. You can also comment by phone or Zoom or listen in to the meeting.

- **Membership Report (Anu Delouri)**

Good evening. I'm Anu Delouri, the membership secretary. The University Community Planning Group is the officially recognized planning group for both north and south UC. If you want to join the UCPG and / or become a member of the board, you should fill out a membership form and send it to me or Chris.

- **Mayor Todd Gloria (Michaela Valk)**

- No report this time. Michaela is at an event with the Mayor.

- **Assembly Member Tasha Boerner (Andres Geurts)**

- I'm taking over for Mariah. The Assembly Member recognizes bike safety training is an important state issue. She is sponsoring a pilot program in San Diego county to ban anyone under the age of 12 from riding an e-bike. For those over 12, mandatory safety training would be required. There would also be a "bike smart" handbook. In general, we expect cuts in many programs due to budget constraints. We are working on costal carbon capture, and homeless housing.
- Q: Is there an age range for the safety training?
- A: Many details are still being worked out. There is also the question of responsibility, parents or just who. We will update you as details are finalized.

- **Pure Water Project (Clem Wassenberg, Mariah)**

- Clem: I am construction manager for the Morena – Northern pipeline and tunnel projects. We are working on all three tunnels, at the 52, at Rose Canyon, in front of the High School, and crossing under the 805. The contractor continued open trench work along Nobel from Towne Centre to Via Las Ramblas. The work in front of UC High is completed, and the crew has started tunneling towards Rose Canyon. Work times are unchanged. Please take care when driving along the work zone areas, and no parking in the construction zones.

- Clem: The contractor is working west along Nobel Drive from Towne Centre Drive. One lane of traffic is open in each direction. We expect this part of the project to complete in the summer of 2024.
- Clem: Tunneling is proceeding under the railroad tracks in Rose Canyon, with shoring. This will be quick.
- Clem: The newest water and sewer project along Governor is beginning to mark out existing utilities and photographing existing conditions.
- JS: The area in Rose Canyon with the tunneling, below the apartments on the north. Is that being taken by eminent domain?
- Clem: Some of the area is railroad right-of-way, but the remaining area is city-owned right-of-way.
- Katie Rodolico: You said you will begin working on the area along Genesee. It looks like you have lanes closed just to store the K-rail and extra pipeline.
- Clem: The contractor is still tunneling so it's not just storage.
- Diane Ahern: Please put these presentations online, particularly regarding Governor Drive.

6. Public Comment: Non-Agenda, but within the scope of the UCPG, Items (2-minute limit).

- Katie Rodolico: I was looking to see if the updated EIR had been posted to a Final EIR.
- CN: I did not see it on the city website, but I do note the updated community plan is posted. I think we have been told that the final EIR should be ready by July 8.
- Diane Ahern: I want to give a shout out to Chris, Katie, and Andy, and all those who over the past five years have submitted articles to the newsletter about the community plan and about UCPG happenings.
- Leonard Matthew Teysier (member of the public): Comment that the exit from Scripps Hospital really interferes with the intersection of Campus Point Drive and Genesee.
- CN: Refers him to Chris Clement at ARE, who oversees mobility initiatives.

7. Action Item: Action Item: Approval of an addition to the UCPG Operating Procedures enabling remote attendance by UCPG voting (board) members by Zoom if such a meeting option is offered. The additional language is given below.

- CN: This is a simple item to incorporate one of the changes approved at the May 21 Council meeting, allowing for voting members to attend and vote on Zoom if a hybrid or completely virtual format is chosen for a planning group

meeting. Voting members will not have to disclose their locations or allow public access to their location required under the Brown Act teleconferencing provisions.

- This is the language to be approved: “The University Community Planning Group enables teleconference meetings pursuant to Sections 54953(b)(1) and (2) of the Brown Act and will carefully consider the unique needs of the University Community and the planning group's capacity for reliable and robust technology in deciding whether to hold in-person meetings, hybrid meetings or fully teleconferenced meetings. However, annual elections must have an in-person voting option.”
- CN: I hope this provision will allow some of our voting (board) members to join meetings they would otherwise miss due to other obligations. You do not need to give an excuse or provide advance notice to use this provision. This is a very big deal for those with small children or with family obligations.
- JS: We should announce our names prior to speaking to help the minute takers. I hope I don’t end up attending a meeting where Chris is the only other person in the room.
- CN: We will be recommending that if people are able, they attend in person.
- JS: Who will decide if we have a fully teleconferenced meeting or hybrid? If we do a fully on zoom meeting, this needs to be advertised in advance. People will just show up because they always show up.
- CN: I think that is the “carefully considered” part of the language. It’s also the case that if Zoom goes down, the meeting has to be suspended until it’s fixed.
- CN: I’ll call for a vote. We have Joann making the motion to adopt this language, with Daren seconding the motion. Call the roll.
- CN: The motion carries unanimously.

8. Action Item: Approval of an \$55.20 for a booth space at the Standley Park July 4 UC Celebration. Call for volunteers to help with the booth. Chris Nielsen, presenting.

- CN: We have had a booth at the July 4 Celebration at Standley Park to do outreach for UCPG membership and the community plan update. I’d like to get a motion to authorize spending \$55.20 for a booth, and to call for a set of volunteers to be at the booth, hours from 11AM to 4PM. We usually pack up about 3:30. Darren, Carol, and Anna have volunteered to do some hours, so thank you.
- LB: We need lots of applications from new people. We were so busy talking about the plan update and the five years we put in; it’s so disheartening, to even discuss this with people since we’ve not been listened to. But I’ve been honored to be part of it, and I think our role going forward is to get more people

to join the group, and if they want to ask questions, we're here to help answer them.

- JS: It's another opportunity to engage in the democratic process. The document was extremely complex, and you were able to get many changes made.
- CN: Correct. Many things that had been agreed on mutated as the plan went forward, as different staff became involved, so there is value in examining in detail each release of the plan. Andy has done this work.
- Joann moves to approve with Carol seconding.
- CN: Call the roll. The result is unanimous to approve.

9. Action Item: PRJ 1092818, Easement Vacation of parcel 1 of parcel map no. 6481 & parcels 1 & 2 of parcel map no. 21997 & lots 4 through 27 inclusive of map no. 16100, located at 4545 La Jolla Village Drive, Westfield-UTC. Process 2. Kim Brewer, Westfield-UTC, presenting.

- CN: This is an easement vacation of some utility lines at University Town Center. Kim Brewer from Westfield UTC will be presenting.
- Kim Brewer: I am on the development team at Westfield UTC. Hopefully this is straightforward and easy. This is basically some cleanup to work done over the years. We have executed a large expansion, basically from Macy's, all of the way around the property. At the time there were a bunch of utilities that were running through the site, water and sewer lines that went through the property. When we did the development 2015 to 2017, these utilities were taken out of the ground and the remainder privatized. We can't run utilities under the new buildings, so they were removed. We are asking the city to clean up the paperwork. This is the purpose of tonight's action. The city process has been difficult at times.
- Q: Could you describe the expansion we are seeing now?
- Kim: We filled some of the buildings that sat vacant prior 2022. In April of this year we started two new buildings with parking underneath and that will connect to the existing parking garage.
- Q: Are you doing anything with the old Sears tire center building?
- Kim: We do not own that part of the site, and at the moment they do not have any development plans based on conversations with them (Seritage).
- CN: Joann moves to approve the project as presented with Anna Bryan seconding. Call the roll.
- CN: Motion approved unanimously.

- 10. Action Item: Los Peñasquitos Lagoon Restoration Project, Phase 1 Update. Located at 11606 Sorrento Valley Road, a smaller portion of the project boundaries is located within the University community plan area. The UCPG may elect to make a comment on the addendum to the project PEIR, due July 12, 2024.**

This project will restore the salt marsh lagoon, including sediment, trash, invasive species removal, flood attenuation, and freshwater management to improve the sustainability of restoration and overall lagoon health. The city will present the design progress and updates, present the schedule and opportunities for public review. An addendum to the Programmatic EIR (PEIR) was published on the City website on May 28th for a 45-day public review period. Upon review of public comments, the City will submit the final EIR document to the Governor's Office of Planning and Research State Clearinghouse. Process CIP/Public Project-2.

Ronak Rekani, Senior Civil Engineer, Nenad Damnjanovic, Associate Engineer-Civil, David Pohl, Consultant firm Burns & McDonnell, and Mike Hastings, Los Peñasquitos Lagoon Foundation, presenting.

CN: This is labeled as an action item but since we have given prior approval to the project in 2022, this is primarily a presentation to collect comments. I'll turn to Mike Hastings from the Los Peñasquitos Lagoon Foundation who will in turn introduce the other members of the presentation team (see above). Darren Smith from the State Parks system is also on the call.

Nenad: This will present the "LPQ" restoration project and show the progress we had from last time the project was presented to the UCPG. We'll cover the current project status and focus on permitting and CEQA. We'll ask for input from the planning group. We had a design that was finished in 2018, with a programmatic EIR certified in 2020. We are moving forward with the city leading the effort, broken into three phases. The project today will just be about phase one. This includes Sorrento Valley as well as a very large portion of the Torrey Pines Natural Reserve. Phase two will start later, with a five-year interval so the project can learn from phase one prior to starting phase two. It's amazing we've got this far today, preserving, and protecting the open space. The project will also reduce the flooding in the business area of Sorrento Valley prone to serious, frequent, flooding at present. Public access will be improved along the marsh trails. Mosquito habitat will be reduced by eliminating areas of pooled water. Sediment flow into the lagoon is being reduced. The city has been working on this project for over a decade and we're now at the restoration component itself. There are two main targets: restoring the salt marsh and reducing sediment flow into the lagoon.

Nenad: We found that “nuisance flow” was the main factor in habitat conversion in the east end of the lagoon. Flows were recorded nearly year around due to natural springs upstream in the past, but as Carmel Valley was built out, we began to get persistent daily flows, called “nuisance” since they are not linked to any rain event. We think this comes from landscaping and hardscape flows and has really driven a habitat change in the east end as the salt marsh plants really need to out-compete the freshwater plants that reduce salinity in the soils.

David Pohl: The primary goal is to restore the historical salt marsh. Part of that is moving freshwater flows through the system to not affect the habitat. Inundation reduction is a key part of this, affecting flooding, sediment management, and salt marsh restoration to previous conditions. This includes removal of non-native rye grass. Our design also looks at sea level rise. One of the comments from this group and others is preservation and enhancement of the wildlife corridor. This was incorporated into the design, particularly in Sorrento Valley with constrained space between the railroad tracks and the industrial park.

David: A benefit of reducing more frequent flooding events, but not for large events, is less inundation in the industrial park. The nuisance flows are continuous and so we’re including in the design channeling that will move these flows around the salt marsh. We do have large storm events, and then we do want the marsh area to be completely inundated, so there is contact with fresh water, but infrequently. This will establish a natural system that reduces the amount of accumulation with storm events. Freshwater decreases the salinity in our sediments and that affects the plants, so we want to keep the sediment salty.

David: The flood channel along Carmel Creek is for 10-year events so everything larger will go over the top. But during the frequent events that impact the businesses there should be a lower impact.

We are doing some excavation to reduce tidal inflows but we’re going to remove invasive plants such as the rye grass to reduce the need for excavation and allow a transitional zone for future sea level rise. We also did some refinement to the channel slopes, reducing them to allow greater access for wildlife. We also looked at using some disturbed areas for excavation materials that could be restored later and found one.

Nenad: We’d be using an addendum to the PEIR, released for a 45-day public comment period. We have ongoing meetings with all the relevant agencies, Coastal Commission, US & CA Fish & Wildlife. We have 100% design and will begin construction after releasing the contract in spring 2025, with a tentative start date of September 2025 upon completion of the bird nesting season. So, 2025-2029 will be

phase one construction, then 2029 through 2034 will be the adaptive management phase, then phase two.

Nenad: There will be opportunities for public input following the publication of the addendum to the PEIR. This information will be shared with Chris and other stakeholders. We will share the power point presentation as well. That concludes our presentation. Here is our contact information and that of Brianna, our lead from the Transportation and Stormwater Department, our asset owning department.

CN: I have a question from Andy: what is the status of the upstream channel restoration? Are they planning to remove the invasives upstream another 600 feet or so?

Mike: I brought this up at our last meeting and we were unable to do that, but we understand there is a need to do that, not only in the 600 feet of upland but in other areas. My foundation is working with the City of San Diego, Poway, and the County to develop a set of assessments specific to invasive plants: basically, go out to all three sub-watersheds, do an inventory, GIS map it, and from there prioritize the areas that need to be addressed. We're engaged with CA Fish & Wildlife, and we received some great feedback. The budget freeze stalled the process of getting additional grants.

Mike: For wildlife movement, the question is how to structure this with relation to water movement through the channel. We know there are space limitations in Sorrento Valley. Net, it looks like we can increase the wildlife corridor width in the narrowest spot by about ten additional feet from the current sixty to eighty feet we have now.

Mike: There was a question about access through the upstream area. This area is to be partially revegetated within a set of concrete blocks. They won't preclude wildlife moving through the areas. The corridor is currently severely constrained with non-native plants and sediment and all sorts of other problems, so I really see this as an improvement to the wildlife moving in the area. Granted it's constrained because it's narrow but I'm confident that the design will improve movement through the area.

JS: Could you explain how you're planning to keep the irrigation water and non-storm surface water out of the lagoon?

Mike: The nuisance flow comes from Carol Canyon Creek and Los Pen Creek. There will be a channel that runs adjacent to the salt marsh, at a lower elevation, linking both creeks and constraining the freshwater flow away from the salt marsh. That's how we are moving the flows away from the restoration.

JS: You're anticipating it will evaporate over time?

Mike: No, we're anticipating that the flow will be to the ocean. The city has a program to identify and monitor the nuisance flows. Landscaping approaches can be worked out to reduce these flows. Right now, we want to make sure the salt marsh restoration is established and sustainable. Hence, the channel systems as part of the design.

JS: Would the realignment of the railroad affect your work?

Nenad: We will be coordinating with SANDAG.

Mike: The NOP was just released. There will be opportunities to work with SANDAG regardless of which alignment is chosen to optimize in terms of lagoon health. We're engaged with SANDAG on an optimization study, looking at the different scenarios and making sure that the SANDAG project does not mess with our project, but is complimentary.

Q: What are you doing to make sure that floods in Sorrento Valley do recede quickly?

Mike: There are constraints due to the 5, 805, and the railroad tracks, but the flood channel segment has a capacity of a little over a 10-year flood. There are many smaller floods between 2-and-5-year floods. We have a stormwater diversion segment that has the potential of diverting flooding away from the industrial park. We are going to increase the capacity of this diversion as well.

Melanie Cohn (BIOCOM): I've been working with these floods for a little over 10 years. I appreciate the presentation. This project may have a huge impact on the life sciences industry in Sorrento Valley, along Roselle Street, and at the Coaster station.

11. Information Item: The University Community Plan Update. Chris Nielsen and Andy Wiese will give an update on the UCPU and next steps.

CN: I'll give the report. We did turn in our comment the next day after the May 14 UCPG meeting. We will present at Land Use & Housing on Thursday, giving much the same presentation as the May UCPG meeting. We did have a meeting with Joe LaCava about the issues of the zoning of La Jolla Village Square, and that we did not want the area to become a food desert. This shopping center is the only grocery along the UC San Diego Blue Line Trolley, and very important to the UC San Diego students.

Rebecca Robinson-Wood (former UCPG board member, current CPUS member): I noticed in the EIR that there were between 400 and 500 dwelling units remaining within the exiting community plan for development. Part of these units are the affordable housing the city has not developed that is part of the housing element section of the existing community plan and is from 2017. The draft community plan

says that they have used up all of them and there aren't any residential units left. The city benefited from selling their remaining entitlements in lands that they aren't able to use, they sold those to some of the major developers in the area over the last few years. And those are documented in the 2017 community plan. So, they should be aware of that.

CN: Did you mean 2017 or 1987?

Rebecca: The 1987 community plan has been amended many times and we spent about a year reviewing a 2017 update to the 1987 University Community Plan. So, from my perspective, it's the 2017 community plan that we have at this time. What are the next steps? Or are we looking like the later part of the calendar year?

CN: Land Use and Housing on Thursday with Blueprint SD on June 20th with final approval of the university and Hillcrest focused plan amendment on July 30. So, the council committee will do all three.

Melanie Cohn: I want to address the things that were being said at the beginning of the meeting where the city gave no concessions to single family homeowners in south UC. I was part of the plan update subcommittee and that's just not true. The current proposal called scenario 1 has significantly less density than the previous, most dense, option which was called scenario A. Single family homeowners have had a great amount of influence on the SDRs that will govern development in north UC and are included in the draft and most importantly south UC is being kept as it is which is a giant concession that will impact UC San Diego students and young life science professionals looking for housing for at least the next thirty years. The quote unquote community option that's being presented as a consensus of the plan update subcommittee and public meetings is not a consensus. This community is made of 79% people under the age of 50. An annual income of \$274,000 is needed to afford to purchase a home currently in San Diego and 92% of the households in this community have income lower than \$200,00. We have the blue line trolley extension that's the biggest transit investment in our region's history. And we want people in this community such as homeless UC San Diego students to be able to afford to live and stay in San Diego. These are not transient residents. They want to be able to stay here but they can't find housing.

- 12. Adjournment: Next Meeting will be on July 9, 2024, in-person at 9880 Campus Pointe Drive, third floor, Terra Nova Conference Room and on Zoom. This will be a hybrid meeting both in-person and on Zoom.**

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
July 9, 2024
6:00 PM

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Daren Esposito (DE), Jon Arenz (JA), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Alex Arthur (AA), Anna Bryan (AB), Sasha Treadup (ST), Coby Tomlins (CT-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:05 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? None raised. Motion to approve by JS, seconded by KM. Passed unanimously,

3. Approval of Minutes: May 14, 2024, minutes.

CN: Any changes, additions or corrections to the minutes as revised by Andy Wiese? Since that was the meeting at which we approved the comment on the revised UC plan we wanted to have as complete a record as possible. Andy spent a considerable amount of time revising the initial draft of the minutes to provide this accurate record.

- Motion by JS, second by KM. Motion carried unanimously.

4. Announcements: Chair's Report, CPC Report

CN: I'll give my report and ask Andy to give a status report on the UC Plan.

- Welcome to the UCPG meeting for July 9, 2024. Thanks to Alexandria for the use of this room with its hybrid meeting capabilities.
- This is the first meeting where voting members (of the board) may attend and vote by Zoom. We still encourage voting members to attend UCPG meetings in person.
- The schedule of city council meetings to consider the plan update is:
 - July 23: Blueprint SD general plan amendment, Blueprint SD EIR, University EIR, and Hillcrest Focused Plan Amendment EIR.
 - July 30: University Plan and Hillcrest Focused Plan Amendment.
 - Zach, is this still your understanding?

- Zach Burton, CM Lee's community representative: That's everybody's understanding.
- Debby Knight: So only Blueprint and the two Plan EIRs on the 23rd, then just the University and Hillcrest plans on the 30th with any amendments?
- I'll ask Andy what he thinks.
- AW: The goal is for any presentation to the City Council to be based on the current presentation plus changes made in the next few days that we see. I think we won't know what the final set of changes will be. We don't think there will be anything too dramatic from what we have seen and heard. I think it will be good to offer comments in July, but I cannot personally do that as I need to be with my family. I would be happy to share my notes from before if you wanted.
- CN: I will offer to give the comments. Maybe you and I can work on what needs to be said. I can probably use some volunteers to cede time to me for the comments.
- JS: Are we going to take a position on the plan, or just talk about our comment?
- CN: My feeling is that we gotten as much influence as we are going to get, other than the satisfaction of up or down when it's finalized. There's not much left other than advising the city of our opinion. We should just go ahead and give our comment and let the chips fall where they may rather than voting up or down. Andy?
- AW: I don't know we are able to vote up or down on the plan that is not finalized. I think voting on something that is not final is a bad practice.
- JS: I think there is value in voting. I understand we don't have something final to vote on, and we went prior to Council but it seems to me given the amount of time and significant effort involved it makes sense to go on the record. One way or another, you've done it; great job! Moving our proposal forward and getting everybody, we can listen is important. We are here as representatives of the community. We should make a decision for the future. I don't know that going on the record with our objections is sufficient. Maybe it is. Given what the city has done in terms of timing, I think the city would like to know where we stand.
- CN: We can schedule a vote on the plan in September when we come back as it is not on this month's agenda. [Some tuning of the room microphone levels.]

- Bill Beck: By saying nothing it almost appears that we say we agree with the city. You have to go there, you have to say to the city that you will do what you want but we still disagree, because if you say nothing, you're saying to the Mayor we agree with you and we're OK with it.
- CN: We will be going to the Council meeting, and we will be saying that we disagree with substantial portions of the plan as presented. Andy can't give the comment this time, but I will.
- LB: I agree with JS. I think we do need to make a very strong statement again because we haven't gained anything from the city. I haven't seen one thing we've gained from the UCPG. We need to make the statement that people have been meeting for five years, and it's so disheartening that the developers and students were the only voices that were heard.
- Debby Knight: I agree with Joann, Bill Beck, and Linda. I've been on that committee for 5 ½ years and I consider that we got very little. The city never incorporated a log of the community's comments. It's a diverse community. The city listened to the features developers wanted but not the people who live here. They said there were not enough parks, you're not adding new parks, but you're adding tens of thousands of people. I saw what happened in Mira Mesa, their PG Chair giving a one-minute comment on zoom. That felt wrong, and I see the same thing happening here. I feel a chill in public involvement and public engagement. We spent years in those meetings, listening to many different opinions. Andy put God knows how many hours and days of work, and we got only a small percentage of what we asked for. The affordable housing report they did as part of the plan that allows developers to buy out at double the normal fee. In our community the average rent is double. I don't see affordable housing happening in this community, I don't see any family housing, I don't see any worker's housing. I don't see a diverse community. Many on the City Council, even the Mayor have this as a goal, yet I don't see it happening, and all of the time we raised the issue, the reality never changed, and found that deeply disturbing. This has been a 5 ½ year process, and I don't see why the city cannot take more time to finish rather than making changes at the last minute in the last few meetings in July.
- JA: I was just going to add one thing to Debby's point. The theory of it is great, and maybe I don't agree with this, but if you can collect the fees it's actually way more efficient and affordable to take those

fees and then build 100% affordable projects, with the city hiring an affordable developer. That's what they do, and it's more efficient. They know how to get the grants. The fact of the matter, though, is that's not really what's happening and if they are going to allow paying double the fee to get rid of affordable components of a project. The stipulation should be that money is going to stay in UC and is going to go to an affordable project in UC, but I don't that requirement is there, so I think it defeats the whole purpose.

- JS: It seems to me that our position is confusing to the press and public. I think it's important for us to be able to articulate where we stood on the plan, apart from our long comments. People like simplicity.
- AW: I'd like to clarify. We have made our position clear. 65 pages were clear. I don't know how much more there would be, and at the level of detail that we provided to the city to improve the plan. It's not that we did not get anything that members of the community had pushed for over the 5 ½ years. We demanded, and the planning department said no, to affordable housing at a higher than 10% level. We asked for specific SDRs, they put in policies. It's not a rule and not quite what we'd like, and it's not as strong as we wanted, but it's there. We have a watered-down affordable housing plan, but it's there because we asked for one. We wanted urban public spaces. Developers said, please take that out of the plan. We have the possibility that there will be more publicly accessible space throughout the community. That's not something that is in other cities. We're asking, the City is asking, for developers to do their part. We asked for the linear parks, we got the linear parks. They see them partly as stormwater reclamation; we call for that as well. Open spaces are included in the plan, and they did that the way we asked for it. They gave us a lot of effective bike lanes but no implementation. You keep going down the list: there are many things that are in the plan and that we asked for; almost all were watered down. The canyon adjacent SDR is a good example: the SDR applies to two properties in the entire plan area, about 150 feet, or three residential units. So, for me, it's disappointing that the city misses an opportunity to create a much more progressive vision for the community plan, and I think they have been given materials to continue to make improvements, whether we vote up or down. I'm not sure what the usefulness of simplicity is compared to detailed criticism. I don't have a clear opinion on whether you vote for them.

I consider everything we've done with the 65-page report to be part of a negotiation which you all worked on. Thank you; you were very successful on your part. The question remains, can we live with what we have got, whether we have a choice. I don't think there is a particular need to do it, and it's not an action item on tonight's agenda.

- CN: If we decide we want to take a position on it, I can add it to a future agenda. It could then be on the record. I agree with Andy, I think our position stands on the comment letter we delivered to the city. We spend a lot of time working on that, refining it, tuning it, and our position is clear.
- KM: I want to make sure I'm clear on the process. After the meeting on the 30th, is it done?
- CN: Assuming the city certifies the EIRs and passes the plan, yes. There will be some technical corrections. Andy has worked very hard to fix all the bugs, particularly maps and figures that were inconsistent. [A schedule slide is shown on the screen.]
- CN: We don't know exactly which amendments will be made to the plan; we think our CM is working on a few but we have not seen any wording.
- Michaela Valk, Mayor's office representative: The planning department is still working with various council members on aspects of the plan and it's likely to be closer to the meeting than not.
- CN: We'll move on.
- CN: At this point I have no agenda items for August, and unless we get a last-minute item, we won't be meeting August. The Miramar double tracking project is on hold while the city works out details on an exchange of land with SANDAG / LOSSAN. This land involves MSCP, which makes it very complex.

5. Presentations:

- **Councilmember Kent Lee (Zach Burton)**

We would like to thank all who attended the movie in the park at the Nobel Rec Center. 100 attendees. Thanks to Parks & Rec, Library staff, for putting on the event. Special mention to Nicole who runs the Rec Center.

- Thanks to the July 4 committee who allowed us to have a booth at the celebration. The CM had some good discussions with residents,
- I'll highlight some budget wins: streetlights, pothole repair, year-round swimming at the Aquatic Center.

- CN: I'd like some clarification on the status of Bill Beck's streetlights. Bill was kind of equivocal on whether these would be done.
- The funding is there but we don't know exactly when the project will start. We realize this was at the top of your list. Bill has been more than patient, so we want to see that project move forward. We believe we have our ducks in a row.
 - Bill Beck: I want to thank the entire UCPG for supporting this small project for the 10 years it's been ongoing, and I want to thank the councilman. Hopefully by the end of summer or the year I can thank everyone again on completion of the project.

- **Membership Report (Anu Delouri)**

None.

- **Mayor Todd Gloria (Michaela Valk)**

- It's been a very busy month for items going before the City Council: housing, homelessness, appointment of a new Fire & Rescue Chief. Assistant Chief Robert Logan will hopefully be confirmed next week. University City was very involved in the search process. I know UCCA is going to have a meeting with the new Chief of Police Wahl.
- Please keep in mind any projects the group may wish to submit later having to do with parks and libraries. As last year, anyone can submit a project for the CIP list. This year, CPGs also have a specific form to indicate the planning group's priorities.
- There will be a one-cent sales tax increase on the November ballot.

- **Assembly Member Tasha Boerner (Andres)**

- The state is in recess and will reconvene in August. In the meantime, the Assemblymember has events in the district. One will be this Sunday at the San Eligio lagoon from 2:30 to 3:30. Pride parade on July 20.

- **Pure Water Project (Clem Wassenberg, Mariah)**

- Clem: I am construction manager for the Morena – Northern pipeline and tunnel projects. We are working on all three tunnels, at the 52 at Rose Canyon, in front of the High School, and crossing the 805. The contractor continued open trench work along Nobel from Towne Centre to Via Las Ramblas. Work times are unchanged. Please take care when driving along the work zone areas, and no parking in the construction zones.
- JA: I'm impressed with the speed of the project. However, as we approached the intersection of Towne Center and Nobel, where three lanes go to 1, I have seen a lot of near accidents.
- Clem: We will be switching traffic control and moving west along Nobel.

- Diane Ahern: With the help of the UCPG, the UCCA has an approval for a banner district along Nobel. Do you have an idea when the project will be complete, and we would be able to install the banners?
- Clem: Mid 2025 is our best estimate for completion.
- Question: When will you be dealing with the disruption at the intersection of Nobel and Genesee and the incredible backup of traffic at 3PM each day?
- Clem: We will save the best for last. The intersection of Nobel and Genesee is where the two pipes will meet. We will be meeting with the traffic engineers to discuss how to direct traffic at this intersection. We will have the contractor stop at Lombard Place so that the westbound pipeline will not hit the intersection prematurely. This will minimize the total impact from this phase of the project.

6. Public Comment: Non-Agenda, but within the scope of the UCPG, Items (2-minute limit).

- Becky Rapp (member of the public): I come here tonight as I wanted to share with you some good news regarding the budget just passed. The SEED program, concerning socially equitable cannabis dispensing, was cut from the budget. This program would have potentially brought 36 more pot shops to the city, many located south of the 8. Parents like me are grateful money can be better spent on youth drop-in centers, community and recreation centers as well as the victims of the January floods. Two councilmembers, Foster, and Moreno indicated that they may revisit the program. I urge you to stay informed and speak out regarding what is beneficial to your community.
- Diane Ahern: I want to thank UCPG members for showing up at the Standley Park July 4 celebration. There is more going on at Standley Park: summer concerts start this weekend for the next seven weeks from 5 to 7 PM at the park pavilion stage. This is partially sponsored by the UC Parks Council that supports all the parks in this community. Come for an evening of music.

7. Action Item: Approval of an alternate UCPG meeting location for the September 10 meeting ONLY. The proposed meeting location would be at the La Jolla Immunology Institute, located at 9420 Athena Circle, La Jolla 92037. Chris Nielsen, presenting.

- CN: I have contacted our old UCPG friend, Kris Kopensky, who works for BioMed Realities, to obtain the first-floor conference room with hybrid capabilities at the LJII. Complimentary parking is available in front of the building. If there is no objection, we will use this meeting room on September 10.

8. Action Item: Approval of an annual Capital Improvements Project list. The City requests all CPGs to submit a revised CIP project list by 31 July. We will take the 2023 UCPG list, adjust for projects partially or completely funded, edit the list, and rank the projects on the list. New ideas for CIP projects are welcome. Chris Nielsen, presenting.

- CN: Tonight, we will be revising our Capital Improvement Project list for submission as a Planning Group to the city prior to August 15. We will go through the 2023 CIP list, remove the items that were funded last year, and submit a new list with possible additions. The list does not have to be ranked, but we may approve a ranking in September for the use of our Council Office. I will share a power point with the prior list.
- We will begin with removing the prior number one CIP, the Vista La Jolla streetlights.
- Number two is the Governor and Genesee Safe Crossing CIP. Number three was a Standley recreation center cooling system evaluation and design. Number four was the Standley recreational center modernization. Number five was the south Rose Canyon linear overlook park, six was the overlook linear park on the north side of Rose Canyon. Number seven is UC Gardens park. Number eight was a Governor Drive calming project. We can discuss whether it stays or goes. Next, we have two CIP items with at least some funding. The first is the University Community Library and the second is Marcy Park maintenance and improvements.
- CN: The streetlights got funded. Zach and Michaela, what is the status of Marcy Park or the UC library?
- Zach: We can consider Marcy Park fully funded.
- Michaela: I can speak to the UC Library. My understanding is that the library still has a grant from Sen. Tony Atkins, but it is certainly not enough. They will use the money to do some internal improvements like fix the ceiling and update the bathrooms, and perhaps some equipment. But it's not enough to do building renovations or expansions in general, or what the figure would be for them.
- CN: Do we know if this library is on the Library Master Plan list?
- Michaela: I'll have to check.
- Joann: Is there an opportunity with state and federal grant money?
- CN: Does the library need to be left off the CIP list?
- Michaela: For the planning group, you don't really need to worry about the details of how to do designs and contracting, just use the survey to communicate your concept to the city. Under updated CIP methodology, the city will ensure funding is in place prior to starting a project. This ensures that a project has funds to complete it rather than endless designs that are too expensive to build when the money is there. The city's assessment is that the entire library should be replaced. The city will use the \$1.9 million from Sen. Atkins for projects identified by the librarians, patrons, and the Friends of the Library. If the question is are there any specific plans for a new building, the answer is not yet but was discussed at the Library Master Plan meeting.

- Debby Knight: We can't develop the plans because we would not be able to know when funding is there, so the design can be integrated with construction and the costs can be identified for the entire project.
- CN: Zach, do you have any updates on funding or changes that would affect Genesee and Governor?
- KM: This was a leading pedestrian interval, bike box, and, if possible, a reduced speed limit through the zone.
- Zach: We need to chase this down.
- CN: The idea was to do something that was primarily paint on the ground and a small modification to the signaling. The idea was that the Leading Pedestrian Interval wasn't expensive.
- Michaela: I would not worry about the cost as a barrier.
- KM: This was a project we submitted prior to redistricting. This was supposed to be small and inexpensive, and justified by the multiple schools that use the intersection. We came up with the project and sent a letter to the Transportation Department but at the same time we don't understand how the budgeting works. Do we put this in as a CIP, or would it just be funded in-house?
- Michaela: It's not a CIP per se, but it could still be funded in a budget.
- CN: So, your recommendation is to keep it in as a CIP and wait to see how it interacts with the Pure Water project.
- KM: I'd still like to support the idea of painting on the ground. There are bikes to protect and pedestrians to protect, and we have interacted with the Transportation Department. We don't get clear answers. I'd like Zach to follow up.
- Zach: I'll try to see what the roadmap might be through pure water and the plan update and see if there is anything inconsistent with these projects and the proposed project that we can provide advice for. We can try to have Pure Water restripe.
- KM: it's just one lousy car length, or part of one, that will not back up the traffic. We really think this might do some good. We're just talking about the right lane with the LPI, with bikes and pedestrians getting into the crosswalk early. Even the rightmost lane delay would be a dramatic improvement and would make it easier for drivers to see.
- AW: I had a question that takes us back to the beginning of the conversation about the survey and the city's intention of superseding the input of the planning groups. What's the relationship between those two processes?
- Michaela: Prior to last year, only planning groups submitted projects. Now there is a live survey that's available to anyone with an idea or request for infrastructure. The planning group is still overweight because, for example, your CMs still will look at your priority list when they are forming the budget. It still adds weight to what the PGs submit as a priority.

- AW: So, let's say you got 500 suggestions, a list of 500 or 600 suggestions. How does the city prioritize the suggestions that come back? Would they look who is actively submitting? If suggestions are received about the library, and if there are multiple suggestions, it may look like something specific is talked about, such as leakage in a room.
- Michaela: They are basically looking for a trend in suggestions, so your items will be sufficient.
- [The submission spreadsheet is displayed.] Michaela: The project description and location are straightforward. How the project benefits the community. As an example, safety of bicycles and pedestrians is the key benefit of the Governor and Genesee project. The city uses the project type spreadsheet to divide the CIPs between asset owning departments of the city.
- JS: That seems right moving out what has been funded, or should we be trying to rewrite project for this spreadsheet?
- CN: I'm not sure, and I'm not sure the city would pay any attention to the ranking on the list other than that it's a priority for the community if it's there.
- Michaela: Correct.
- CN: I wonder if we could enter the projects on the list, and then at a later meeting rank them for other purposes since I think the discussion about rank could be extensive.
- KM: This would allow the chair to submit a list that had agreement on the projects to be submitted.
- Michaela: You can make it a cumulative list. Take 2024, add 2025 and resubmit. The departments will look at it and eliminate anything with funding.
- CN: The linear parks are an example. We would like to keep the linear parks in our CIP list to make sure they can be funded if the money can be found, especially since they are in the community plan.
- KM: Yes, based on the work you and Andy have done with the parks department and the amount of noise we've made I would think that the linear parks might have a good chance of funding sooner rather than later since the city knows how much of a deficit in park points, we're running with the increases proposed in the plan.
- Bill Beck: Was the park on the end of Governor Drive on the west end not included on this list?
- CN: Yes, the west end. Andy, do the proposed linear parks have car parking?
- AW: Yes, the west end of Governor has car parking.
- CN: I think Joann had a point about needing more projects in the north part of the plan area. We tried to come up with more projects for Doyle but failed.
- CN: Michaela, on our list we had an item to get funding for a design for an updated cooling system for the Rec Center at Standley Park. But that's not the way we want to put it, is it?

- Michaela: If it's a community priority, you can just say it. You don't need to come up with a staged project.
 - So we have Governor and Genesee, the two Standley Rec Center projects, the north and south overlook parks. There is also a UC Gardens Park CIP. This is located at Gullstrand and Governor on the northeast corner.
 - KM: I think this was expanding the parking lot onto the weeded area for additional parking.
 - CN: Number 8 on the list, Governor calming, is a flashpoint for the community. I think we'll leave this to the city, and the traffic study, to sort it out. I'll delete this item from the lists.
 - CN: I'm going to suggest I fill out the CIP form with the projects (2 through 7) remaining on the list and we rank them at a future meeting.
 - JS: I'll point out that a large part of our park funding comes from state and federal grants and there is a complicated mechanism for this. There is also non-profit money available. These may be suitable for the overlook or linear parks.
 - CN: the overlook parks are not labeled as parks in the plan, but greenways, at least for the time being.
 - Michaela: Through the project survey we can see a lot of involvement by the planning group about parks. When the survey is submitted, it echoes that to City Planning to say, OK, we should study that, and try to get into conversations about who should be the asset owner. We're waiting for the plan update to be implemented and then we can go to the Transportation department and figure out how to transfer that land to Parks. The main thing is that they are in the plan. That's step 1, no matter what we call them. And if we get them on our list we can see a groundswell of community desire for those to be parks, and we can begin the process of transferring the linear parks from transportation and stormwater to Parka & Rec. City planning does not do this but studies how it could be done.
 - CN: I'm going to move we adopt this list and adopt Joann's suggestion to rank the list in September.
 - Question: Would it be better to rank this list in August?
 - CN: No, the city does not need a ranking, it just needs a list for our council office.
 - CN: Fay ha seconded the motion. Further discussion? Any opposition? Motion carries unanimously.
 - CN: We will see people in September unless something comes up in the meantime. Enjoy the rest of your summer.
9. Adjournment. Next meeting will be September 10 at the La Jilla Immunology Institute.

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
September 10, 2024
6:00 PM

Meeting held at the Center for Novel Therapeutics, La Jolla Shores Conference Room this time only.

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Daren Esposito (DE), Jon Arenz (JA), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Alex Arthur (AA), Anna Bryan (AB), Sasha Treadup (ST), Coby Tomlins (CT-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:05 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? None raised. Motion to approve by JS, seconded by KM. Passed unanimously,

3. Approval of Minutes: June 11, 2024, minutes, and July 9, 2024

CN: Any changes, additions, or corrections to the minutes for June 11?

Motion by DE, second by JS, Motion carried unanimously.

CN: Any changes, additions, or corrections to the minutes for July 9?

Motion by DE, second by JS, Motion carried unanimously.

4. Announcements: Chair's Report, CPC Report

CN: I'll give my report now.

- Welcome to the UCPG meeting for September 10! Thanks to Biomed Reality for this meeting room that supports hybrid meetings. Let me repeat that this is a one-time meeting room change, and that we will be back in our Alexandria GradLabs meeting location for October.
- On the agenda, we have the renewal of a Conditional Use Permit for an ATT Wireless Control Facility located just north of the Salk Institute, an Action Item to postpone UCPG District 4 elections by one month, an action item to determine

if the UCPG would like to take a final vote on the University Community Plan, and an action item to rank our CIP choices.

- The UCPG did not meet in August, and CPC did not meet in August.
- Before proceeding with our Agenda, I'd like to ask if there is interest in having a UCPG booth at the Oktoberfest celebration at Standley Park on Saturday October 5 from 2 – 6PM. Last year, we had a decent number of UCPG sign ups from the Standley Park July 4 celebration, but none from Oktoberfest. I'd need a couple of volunteers for this event if we elect to do it.
- This is the first meeting where voting members (of the board) may attend and vote by Zoom. We still encourage voting members to attend UCPG meetings in person.

5. Information Item: Information Item: Col. Erik Herrmann, MCAS Miramar base commander, will introduce himself to the UC community and give a summary of his goals for his three-year term as base commander. Kristin Camper, Col. Eric Herrmann, presenting.

Eric Herrmann (EH): Hello, everyone. My parents used to live locally on Nobel. I've been in command at MCAS Miramar for the last six weeks. It's been incredible so far.

For goals: support current operations of third Marine Air Wing, base security, resiliency for the base, future operations and force design, and very importantly, support the men and women who work and live on the base, and their quality of life. They also live in the surrounding community, so there is a need to tie in with all San Diego communities. For Diane Ahern, course rules are very important. Three weeks into my tour, I met with a squadron commander from Luke Air Force Base about course rules and said I would ask him to sign the acknowledgement of the rules. He said he was very aware of the rules as he was aware of another unit that was not asked back, so the word has spread through the forces that following course rules is a requirement. I analyze each instance of a violation of the course rules carefully. If there are issues that are of interest to you in the community, please get in touch via Kristin. Camper. I'd like to recommend the Miramar Air Show, which, in addition to the air show, also has many exhibits of technology, some relating to energy resilience, and some related to fighting fires. There was a follow up question from Col Bedell's last visit to the UCPG on fusion, but I was unable to locate any reference to this on the DARPA website, and there is no program involving fusion on the Miramar base.

JS: One of the things we talked about was remuneration of service members, and how this relates to housing. Will there be any temporary housing provided?

EH: There will be no temporary housing. The barracks are a high priority, including renewing the carpets, bathrooms, and so forth on an ongoing basis. We have increased our ability to handle service requests of all kinds to about 700 / month and this should make a difference. This includes water leaks, A/C issues, and so forth.

JS: The concept of trailers was related to high local housing costs. I suspect that Miramar has a fire-fighting capability. Is there a joint operations capability with the city and county?

EH: Great question. There is a great relationship between the Miramar Fire Department and the City and county FDs, and a great relationship with CalFire for brush fires. We have a great wildfire team. My brother-in-law is a Captain in the San Diego Fire Department. We have great relationships with both FD and PD.

DA: We know you are working on battery storage. Any DOD effort on battery storage?

EH: Any effort on batteries will be DOD-wide and will consider fire safety as a priority. Battery storage is required by solar power on the base.

CN: The methane gas from the city's land fill has a private company contracting to extract and sell the gas and power to the base, correct? Do you have first call on the energy generated.

EH: The Power Purchase Agreement with the city allows us to share power with the city. We would like to be able to make further use of the methane generated in the future.

CN: Thanks for giving the presentation.

6. Presentations:

• Councilmember Kent Lee (Zach Burton).

- The City held a large item disposal event for residents in Mira Mesa. We held one about six months ago in UC and look forward to repeating the event here in another six months.
- On Marcy Park, thanks for the advocacy by the group and placing it on our CIP list. This project will commence shortly, including new benches, irrigation, everything. That's a big item for the community.
- The second reading of the ordinances implementing the new community plan at the city council was concluded today, and the ordinance will go into effect December 1 except in the coastal area that requires coastal commission approval.

- **Membership Report (Anu Delouri)**

None.

- **Mayor Todd Gloria (Michaela Valk)**

None.

- **Assembly Member Tasha Boerner (Andres)**

- None.

- **Pure Water Project (Clem Wassenberg, Matt Parks)**

- Matt Parks is the new community liaison person with the city for the Pure Water Project. He went to school in Clairemont and attended UC San Diego.
- Clem: We're here with another update on the project. We are working on all three tunnels, at the 52 at Rose Canyon, in front of the High School, and crossing the 805. The contractor continued open trench work along Nobel from Towne Centre to Via Las Ramblas. Work times are unchanged. Please take care when driving along the work zone areas, and no parking in the construction zones.
- Clem: Described the current work areas and progress: We finished the tunnels in front of UC High School and are completing tunneling along Nobel near its intersection with Genesee.
- .JS: Is there any update on when you will be working on Nobel and Genesee.
- Clem: November or late January.
- JS: Is the contractor planning to revegetate the areas in Rose Canyon being used as lay down space?
- Clem: Yes.
- JS: How did you know the area the contractor needed to rework was leaking?
- Clem: Testing. The leaky item was casing, not pipe. The pipe is inserted after testing is done on the casing. This is a CALTRANS requirement.

7. Public Comment: Non-Agenda, but within the scope of the UCPG, Items (2-minute limit).

- Diane Ahern: Thanks to the many contributors to the UC Newsletter, both the print edition and the online edition. Next week we will take over the former UC Plan Update "third Tuesday" slot for UCCA meetings that will take place every other month in person at the UC Community Library. We will have Scott Whal, the new

police chief, who will answer questions from 6 to 7 PM, followed by the regular UCCA meeting. We hope to see you at Oktoberfest as well.

- Lou Rodolico on behalf of the UC Fire Safe Council: Join us at the North University City Library Saturday September 14th at 3PM to discuss how: Fire Hardening Your Home Will Increase Its Value and Help With The Sale of Your Home, see attached flyer. If possible, the Fire Department will be present. There will be a presentation of the 2024 Brush Management Assessment (see below) and a Q&A What are some of the factors that affect insurance risk: distance to fire station, distance to canyon or wildland, distance to fire hydrant, condition(age) of hydrants, regional road system, flammable materials on outside of house, proximity of plants to house, proximity of houses to each other & house vents. Also, Fire History can be a factor: 1) The 2003 \$50 million Crossroads Arson Fire and 2) The 2003 Cedar Fire driven by Santa Anna winds both fires affected or endangered UC.

Also review State of California Catastrophic Modeling Insurance Regulation which is in our future: <https://www.insurance.ca.gov/0400-news/0100-press-releases/2024/release011-2024.cfm>

2024 Brush Management Assessment:

<https://ucfiresafecouncil.com/documents/Brush%20Management%20Assessment%202024.pdf>

We hope to see you there.

Lou Rodolico UC Fire Safe Council

8. **Action Item: PRJ-1093444, AT&T Torrey Pines ROW. Wireless Control Facility, located at 11602 Torrey Pines Scenic Drive, La Jolla, CA 92037. AT&T Mobility is proposing to retain an existing Wireless Communication Facility (WCF) within the Public Right-of-Way located on the 10010 block of North Torrey Pines Road on the southwesterly portion within the intersection containing Torrey Pines Scenic Drive. The WCF includes two façade mounted antennas located on an existing signalize pole (traffic signal Pole Join ID 25681), three (3) above ground mounted cabinets, telco boxes and various supporting triplexers, diplexers, and Remote Radio Units. As designed, the project requires a Conditional Use Permit, Process 3, Hearing Officer Decision. No construction is involved. Harold Thomas Jr., MD7, presenting.**

- We seek your approval for renewal of the Conditional Use Permit for a Wireless Control Facility project in the 10010 block of North Torrey Pines Rd. This facility currently provides service to the North Torrey Pines Road area and has improved coverage for the Salk Institute and the Estancia hotel and housing development. The existing structure is a 30'-4" streetlamp with a power cabinet below.

- Surrounding land uses are residential, institutional, and corporate. We are not proposing any new construction except for the addition of some landscaping. We will add some dark green paint to the base of the streetlamp. Some photo renderings were given. A diagram of coverage without the WCF was given, and a diagram of the coverage with the WCF was given. Questions?
- DE: You are not adding any additional structures or work. Any impact in coverage?
- Harold: No changes are being made to the facility that effect coverage.
- **Motion to approve the project as presented.by DE, seconded by CN. Vote: 8 Yes, 0 No, 0 Abstain, 0 Recuse. Motion passed.**

9. Action Item: Change in UCPG District 4 Election Timing. Outreach has not been sufficient to ensure that all residents have the opportunity to run to be a voting member for the three seats in UCPG District 4 It is proposed that the election be shifted later one month, with nominations due on October 8 and voting to conclude on November 12. Chris Nielsen, presenting.

- Outreach and promotional materials have taken longer than expected, but residents will be returning to campus in a week. It makes sense to postpone elections for a month to move nominations to October and elections to November.
- I've been working with a group of residents on promotional material to explain what the UCPG is and how to run for a seat. All three seats will be up for election in November. We want to make sure that no one feels left out. We will see if we can come up with a similar drop-box arrangement for ballots that we use for the two UC libraries during UCPG elections. Can I get a motion to make this change in election procedures?
- **Motion: to set the District 4 UCPG election for November, with nominations due by the October UCPG meeting. Made by DE, seconded by AB.**
- DE: You might want to promote the elections at Oktoberfest.
- JS: Faculty?
- CN: Anyone in University housing on campus, not off campus.
- CN: Call the question.
- **Vote: 8 Yes, 0 No, 0 Abstain, 0 Recuse. Motion passed.**

10. Action Item: University Community Plan. The UC Plan Update passed the City Council on July 30, with the ordinance enacting the plan signed by the Mayor on August 7. The UCPG will decide if it wants a vote on this final plan, and if so, hold a vote. Chris Nielsen, presenting.

- CN: Originally, I had thought that we would hold a vote tonight to decide if we were going to take a position on the UC plan, but based on remarks that Joann made, I think we'd be better off waiting until next month with higher attendance to hold this vote since we don't have the final plan with all of its tweaks.

- CN: We have provided a comment to the city that was a basis for our presentations before the city decision makers. I agree with you and Andy that we should let our comment stand. I will continue the item until October.
- JS: Is it customary for Planning Groups to vote on the Plan?
- CN: Yes, but the comment we gave to the city was fairly unusual. Mira Mesa came the closest to what we did. They generated a list of points and voted to approve the plan if the city agreed to the list of points. They did not. Newspapers and the city reported the result as “approved”. I think the choice is to stand by our 65-page comment or an up-or down vote.
- JS: Can we get a sense of where the members sentiments are?
- CN: Sure. We can do this.
- NdR: When will be well the “final-final”
- CN: Zach, do you know when we’ll see the final version in a package.
- Zach: it’s on the web site in pieces.
- CN: We’d like to make sure there is a final place where the complete set of documents is.
- CN: Those interested in letting the comment stand as the final work product by the UCPG please say so, and those interested in an up-or-down vote indicate so. This will be an informal straw poll.
- **Result: 8 in favor of letting the comment stand, 2 vote for up-or-down (NdR, GK).**

11. Action Item: UCPG CIP list ranking. We chose projects to submit to the city in July and agreed to rank the projects in September. The rankings will primarily be for the use of our Council office and the UCPG. Chris Nielsen and Georgia Kayser, presenting.

- CN: I am sharing a copy of the spreadsheet I submitted to the city that contains our CIP priorities. This is an unranked list, per current city policy. The question is, does the group wish to rank the projects by priority. This would primarily be for our council office’s use. It is useful to have a number 1 priority.
- CN: I will ask our CIP chair, Georgia, to indicate how we should proceed.
- GK: I would like to have these projects available to vote on. I think this could be done by listing the project and voting, then discarding the least popular, reranking the remaining projects, and so forth until the projects were ranked. But I’d like to get the group’s opinion on this.
- CN: Georgia, would you like to give your opinion to start?
- GK: I’d like to set up an on-line poll. Just to back to our original list, we had Genesee / Governor second after Vista La Jolla streetlights, then the Standly Rec Cooling, Standley Rec Center renovation, followed by South / North overlook parks, followed by “Dinosaur” Park parking and access improvements, and the Governor Drive traffic calming proposal between Radcliffe and Stadium.
- GK: We could keep the order basically the way it was in 2023, removing the funded Vista La Jolla streetlights. We also had funding estimates before that are missing

from the proposals sent to the city. There is some feeling that lower cost projects could be funded more quickly than higher cost projects.

- JS: Is there a perception on how these projects could be funded? I wonder if the city has thoughts about how these projects would be funded.
- CN: Now that the linear parks are in the community plan, the city may look at them differently in terms of a possible funding queue. There is value in indicating community support for both parks.
- NdR: Have we submitted ranking in the past and not even one is approved?
- CN: Vista La Jolla was captured and funded, the UC community library improvements were captured and funded. Libraries have come under a new design / build methodology. Marcy Park was ranked second or third for years, got funding, and we can declare this CIP finished when complete.
- JS: I note that there is only one north UC (overlook park) on the CIP list. I think this deserves to get done simultaneously with the south UC park.
- CN: I agree.
- GK: I can update the list, removing the funded projects to the end of the list. The cost estimates are just estimates at best.
- CN: The cost estimate is not required by the city. They are more focused on the benefit to the community and what the project could accomplish.
- GK: I could think about revising the list for the October meeting. Remember, anyone can submit CIPs to the city at any time under the new city CIP policy.
- CN: We'll postpone the CIP discussion until October.

12. Adjournment: Next Meeting will be on October 8, 2024, at our regular meeting place, Alexandria's GradLabs, 9980 Campus Point Drive, Third Floor, Terra Nova conference room. This will be a hybrid meeting using Zoom or virtual meeting using Zoom.

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
October 8, 2024
6:00 PM

Meeting held at the Terranova Conference Room, third floor of Alexandria's GradLabs building.

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Daren Esposito (DE), Jon Arenz (JA), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Anna Bryan (AB), Coby Tomlins (CT-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:05 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? None raised. Motion to approve by JS, seconded by KM. Passed unanimously.

3. Approval of Minutes: September 10, 2024.

CN: These minutes are not available to approve and are deferred to the next meeting.

4. Announcements: Chair's Report, CPC Report

Welcome to the UCPG meeting for October 8! Thanks to Alexandria for this meeting room that supports hybrid meetings.

We have a short agenda tonight. Please, no baseball spoilers, particularly on Zoom.

On the agenda we have a short report on UCPG District 4 membership response, a list of those wanting to run for a Voting Member seat to be elected in November with possible candidate statements. We will then decide whether to vote up or down on the UC Plan, and if the decision is yes, take a vote.

We originally had an action item to rank our CIP project for our use and our Council office's use, but Georgia Kayser asked for this to be postponed until the November UCPG meeting.

We will also hold elections from 5 to 8PM here at GradLabs in November for District 4 resident seats. There may be an additional ballot box for UCPG members on the UC San Diego campus.

CPC considered a letter on behalf of Encanto / Eastern area strongly criticizing the specific inclusion of a clause into the Land Development Code declaring that all property zone RS-1-1 in these planning areas would automatically be considered RS-1-7. These planning groups consider this a legacy of redlining and ask the city to rescind this amendment to the LDC.

The Oktoberfest celebration on Saturday was a modest success. We had five signups at this event. Thanks to Linda Bernstein for helping me with the booth.

5. Presentations:

- **Councilmember Kent Lee (Zach Burton)**

No report from CM Lee's office.

- **Membership Report (Anu Delouri)**

None.

- **Pure Water Project (Clem Wassenberg, Mariah)**

- Matt Parks and Clem Wassenberg will report tonight. Mariah has transferred jobs within the city.
 - Current Work sites:
 - Genesee Ave. north of Governor Dr. to Decoro St.
 - Genesee Ave. at SR-52 intersection
 - Tunneling work
 - Rose Canyon – first tunnel is almost complete, second tunnel ongoing, the third tunnel has begun.
 - I-805
 - Pure water team to look into possibility of adding trees in area of work at the Genesee and SR-52 intersection.
- JA: I continue to be surprised about the speed at which the project is moving. I want to bring up the intersection at Nobel and Genesee. As soon as you cross Genesee to the east the number of lanes immediately drops from two to one in the eastbound direction with no transition. I don't know if it can be lengthened, but it could be smoother.

- Clem: We have seen that too, but even if we reduce it sooner, we'd still have problems. We'll take down the traffic control in as soon as two weeks so hopefully we'll get through this period.
- KMar: The project along Genesee and Centurian Square. What does this mean in terms of traffic control. How much longer do you expect just south of the 52 to be one lane. When can we expect both lanes to be restored to two lanes?
- Clem: The contractor has installed and should finish the section on the intersection of the 52 and Genesee by the end of November. The contractor has to do some rework at this intersection, so by the end of the year. We expect Centurian Square to be done by the middle of November. Once the tunnel crew is done, we'll install the pipes. We expect this work to be done by the end of the year. We'll remove traffic control as soon as an area is clear. We'll have additional work to do after the first of the year, but we won't need to modify the traffic control again.
- Clem has addressed the bike concerns of Jeff Dosick.
- To Matt, Nancy Groves would like to engage your team at UC San Diego for a presentation.

6. Public Comment: Non-Agenda, but within the scope of the UCPG, Items (2-minute limit).

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- Becky Rapp (member of the public): I have spoke recently about the County Grand Jury report about the permitting of Cannabis businesses. The Mayor's office was asked about this report, and the city responded with "the findings applied to county of San Diego, so the city is not required to respond." The City did not address any of the budget issues with business permitting. I believe this is an inadequate response. I would ask your planning group and those city-wide to question the Mayor's office about these policies and push for better regulations.
- Kathleen Lippett (member of the public): My comment segues from Becky's. My community, Pacific Beach, is also struggling with the permitting and regulation issues regarding the Land Use Code and Development Services. Tomorrow, on October 9 at 5:45 PM there will be a news conference held to highlight these issues. Appealing decisions to the Planning Commission costs money, and this cost must be borne by the appellant. These should not have to be appealed; development services should follow their own regulations.

○ Roger Cavanaugh (former UCPG Vice Chair):

Much of what compromises our health, endangers other life forms, and degrades our environment is invisible. We don't see or sense higher amounts of carbon in our atmosphere, the microplastics we ingest, hormones and antibiotics in animal products, lead and mercury in seafood, forever chemicals everywhere, nor the innumerable chemicals we use daily that contaminate our bodies, the soil, the air, and our water.

Science makes them visible. And only a commitment to objective data makes for effective decisions. Unfortunately, what's objectively toxic, as well as the science and scientists demonstrating that toxicity, are heavily contested by the industries that profit from selling products whose social costs are passed on to consumers and taxpayers.

Recently the former head of the CDC, Robert Redfield, wrote an op-ed in Newsweek that critiqued the CDC, FDA, NIH and the USDA for failing public health. He noted the fact that 40% of children have at least one medical condition or mental health issue that requires treatment tells us we are falling behind and cannot depend on existing policies. In brief, we cannot expect the institutions that fail to deliver on their promises to change course since they serve special interests, and our politics is shaped by those special interests. Historically systemic change does not come from ruling elites: it evolves out of a public consensus based on agreed upon understandings.

Most of us agree upon fundamental ethical principles. Deepening our understanding of ethics, committing ourselves to them as a community, and applying them in our decision making opens a way forward to creating a genuinely healthy and democratic way of life.

By way of example, my letter of 9/15 applies ethical principles to issues of microwave safety. Like other hazards, microwaves are invisible, and in most, but not all cases, it takes time for low doses to manifest symptoms. Only by becoming familiar with the science and acting in accord with our ethics can we protect our children and our quality of life.

- 7. Action Item: Candidates for District 4 voting member seats will be presented and make candidate statements. The election will be on November 12. Chris Nielsen, presenting.**

A list of those initially declaring their candidacy for a Voting Member seat to be elected on November 12 and give candidate statements is as follows.

- Neeraj Venna
- Mike Borisov
- Greta Mitchell
- Emma Chavez
- Henry Taylor-Goalby

Greta Mitchell requested her name be removed as a candidate. The remaining four candidates were given the choice of which seats to run for. Various shuffling of seat preferences occurred, with the following the final list of candidates:

- R-4-A Exp. March 2026
 - Neeraj Venna
 - Mike Borisov
- R-4-B Exp. March 2027
 - Emma Chavez
- R-4-C Exp. March 2025
 - Henry Taylor-Goalby

Candidate Statements:

- Neeraj Venna: My primary focus is mental health in the UC San Diego community and I'm strongly in favor of expanding the biotech hub surrounding UC San Diego and the city to attract cutting edge companies.
- Mike Borisov: A fourth-year student at UCSD studying urban policy. I'd like to focus on dense urban living with quality transit, and I'm also interested in tree canopy.
- Greta Mitchell: I am a second-year urban planning and development major at UCSD. I'm minoring in law. I'm excited about getting involved in the community.
- CN: I see Mina has joined the call. We have done three candidate statements and the screen shows the list of people who indicated they will run. Do you want to add your name to the list?
- Mina (Thien-Han Nguyen): I will give the opportunity of a seat to other students instead.
- Emma Chavez: A second-year student in global health. I believe that the decisions made for this district need to be made by people advocate for the public welfare. Health is a human right, and I have an advantage in understanding the issues involved.
- Henry Taylor-Goalby: I'm a fourth-year student running for UCPG District 4C. District 4 holds a special place in my heart, especially transit access, open spaces, and easy walkability I work as a student-appointed representative on UC-wide student housing proposals. I have worked on state housing legislation. I am experienced in planning issues for the community.
- CN: I will be in touch with UCPG members about how the D4 election will be held, and I remind all D4 residents that they do not need to be UCPG members in order to vote in the upcoming election.

8. Action Item: University Community Plan. The UC Plan Update passed the City Council on July 30, with the ordinance enacting the plan signed by the Mayor on August 7 with a second reading of the ordinances enacting the CPIOZ, dedication of 166 acres of open space, and the revised zoning map passed on September 10. Except in the Coastal Zone where approval is needed by the Coastal Commission, the ordinance goes into effect on December 1. The UCPG will decide if it wants a vote on this final plan, and if so, hold a vote. Chris Nielsen, presenting.

- CN summarized the situation with the UC Plan and said that our two alternatives would be to let our May 2024 comment stand as the decision of the group on the Update, or to take an up-or-down vote. As Plan Update Subcommittee Chair, AW authored the May 2024 comment; I'll give him a chance to speak to the issue.
- AW: A few comments. I couldn't participate recently and hear what everyone had to say, but the way I see it is that we should let our comment stand at this point. We did give the city five and a half years of input and advice. We gave the City an unanimously approved report from the Plan Update subcommittee and this board. Anything we voted on today up-or-down will be a divided result and would be a symbolic gesture. I think we should allow our comment to stand. People may still want to discuss the strengths and weaknesses of the plan, but we've given the city our opinion.
- CN: Thank you. A straw poll opinion we took last month resulted in eight for let the comment stand, two for taking an up or down vote, and one wasn't sure. Is there any further discussion or comment from the room?
- **CN moved that the UCPG vote to either let its May 2024 comment letter submitted to the City stand as its official vote on the plan update or to hold an up-or-down vote on the plan. CU seconded the motion. Motion passed 11 Yes 0 No, 0 Abstain, 0 Recuse.**

9. Action Item: UCPG CIP list ranking. We chose projects to submit to the city in July and agreed to rank the projects in September, subsequently continued until October. The rankings will primarily be for the use of our Council office and the UCPG. Georgia Kayser and Chris Nielsen, presenting.

Georgia Kayser requested that this item be pulled from the agenda and deferred to November.

10. Adjournment. Next meeting will be November 12 at our usual meeting room at Alexandria's GradLabs building, third floor Terranova Room, 9880 Campus Point Drive, and on Zoom.

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
November 12, 2024
6:00 PM

Meeting held at the Terranova Conference Room, third floor of Alexandria's GradLabs building.

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Daren Esposito (DE), Jon Arenz (JA), Anu Delouri (AD), Kristin Camper (KC), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Anna Bryan (AB), Emma Chavez (EC), Mike Borisov (MB), Henry Taylor-Goalby (HTG), Coby Tomlins (CT-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:05 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? None raised. Motion to approve by JS, seconded by KM. Passed unanimously,

3. Approval of Minutes: September 10, 2024, minutes, and October 8, 2024

CN: These minutes are not available to approve and are deferred to the next meeting.

4. Announcements: Chair's Report, CPC Report

CN: I'll give my Chair's report now.

Welcome to the UCPG meeting for November 12. Thanks to Alexandria for this meeting room that supports hybrid meetings and accommodates our election tonight on the patio.

We have a short agenda tonight. Voting for District 4 (UC San Diego campus residents) began at 5 PM and will close at 8 PM. Should the meeting run shorter than 8 PM, I will adjourn the UCPG meeting and report the voting results by email to the rest of the UCPG board. The new voting members from District 4 will take their seats at the next UCPG meeting; new members must take the city COW training.

We'll then have a water easement vacation item, followed by a CIP projects discussion.

There is an update from Alexandria. The UCSD smart signal project is awaiting permit issuance (3 main roads that circle UCSD). Alexandria's smart signal project is in the second round of comments from the City (project along Genesee).

5. Presentations:

- **Councilmember Kent Lee (Zach Burton)**

- Thank you for the ribbon cutting for Marcy Park
- Kent Lee will be on at luncheon on Friday to thank first responders.
- Nov. 23 thanksgiving foodbank, pre-registry available online

- **Membership Report (Anu Delouri)**

None. Anu is conducting the election out on the patio.

- **Pure Water Project (Carlos Molina, Matt Parks)**

Matt Parks from Pure Water and Carlos Molina, a resident engineer working on the project, introduced themselves and their roles. Carlos was set to present on the project.

Carlos presented the status of the project, highlighting the completion of the first Rose Canyon tunnel and the ongoing work on the second tunnel under the railroad tracks. He said that the pipeline installation along Genesee Avenue is progressing northward towards Nobel Drive. Carlos also discussed the rework at the open cut casing under SR 52 and the completed pipe connections south of SR 52 and San Clemente shafts. He noted that the work will occur during daytime hours with occasional night work, and that the project will maintain access for pedestrians, businesses, and emergency vehicles at all times. Carlos also said that the current work sites include Genesee Avenue north of Governor Drive. He concluded by stating that the current phase of construction is expected to be completed in fall 2024. JA asked about the start date and duration of the work at the intersection of Decoro and Genesee, to which Carlos clarified that the work would last through fall 2025 and will include the closure of the intersection during work hours.

In the meeting, GK raised a question about the possibility of planting trees over some of the tunneling and pipelines, given the City's climate action plan and urban

forestry program. Carlos explained that in environmentally sensitive areas, a revegetation plan is implemented to restore native habitat, but it does not include trees. Colleen added that most of the pipeline alignment and installations are in the road, and there are few suitable places to plant trees. GK suggested that the median between Governor Drive and the 52 could be a potential location for trees, but Colleen will check with the urban forestry staff for a discussion at the next meeting.

6. Public Comment: Non-Agenda, but within the scope of the UCPG, Items (2-minute limit).

Kathleen Lippitt:

- Today at city council there was an appeal by 3 planning groups to oppose a project (the Clotter Development in the Encanto-Chollas Valley planning area) to modify the lot size. City Council determined the project's CEQA exemption determination was not correct.

Josh Kenchel

- Interested in hearing the reasoning behind calculations on parking requirements for the (Alexandria) Campus Point residential development.

Becky Rapp

- Becky Rapp raised concerns about mislabeled products containing THC being marketed and sold to children at local stores. She urges the council to regulate these dangerous products more strictly.

Barry Bernstein

- Inviting the public to the traditional holiday lights program at Standly park on Friday, 12/13, starting with Dinner and Santa at 5pm and followed up with musical program and the lighting of the menorah and Christmas tree.

Diane Ahern

- Diane Ahern thanks contributors to the University City Community Association Newsletter and requests articles by November 15th for the December issue.

7. Action Item: PRJ-1121552, Water main easement vacation located at 10290 Campus Point Drive. The City of San Diego has requested the conversion of an onsite water main servicing the 10290 Campus Point Drive location from public to private. The applicant requests the water easement for this location be vacated. Neva Cobian, Joanne Tyler, Michael Baker International, presenting.

- Joanne Tyler presented a request for the approval of a public water easement vacation to meet the city of San Diego's request to convert the on-site public water line to a private system. The project is located northeast of the 5 Freeway and Genesee Avenue

at the end of Campus Point Drive. The existing public waterline easement is shown in yellow, and the area to be vacated is in orange. The conversion to the private main was reviewed and approved by the city of San Diego. There were no questions or concerns raised by the members present.

Motion to recommend approval of the project as presented by Jon Arenz, seconded by Fay Arvin. Vote: 9 Yes, 0 No, 0 Abstain, 1 Recusal (Anna Bryan, employed by the owner of the project, Alexandria), Chair not voting.

Chris will send the paperwork into DSD the following morning and a copy to Joanne Tyler for her records.

8. Action Item: UCPG CIP list ranking. We chose projects to submit to the city in July and agreed to rank the projects in September, subsequently continued until October. The rankings will primarily be for the use of our Council office and the UCPG. Georgia Kayser and Chris Nielsen, presenting.

- CN led a discussion with a focus on the Capital Improvement Projects (CIPs). CN stated that some CIP projects have already been funded, such as Marcy Park and streetlights at Vista La Jolla. He then introduced a new process for ranking CIPs, which involves a survey for UCPG voting members to vote on the order of the projects. The aim is to make the process more transparent and to have a more accurate representation of the community's preferences. Chris also encouraged anyone in the community, including those online, to participate in the discussion and submit their own CIP ideas.
- A discussion proposed improvements to increase pedestrian safety on Genesee Avenue and Governor Drive near several schools and recreational facilities. The key points are to reprogram traffic signals for a leading pedestrian interval, install no right turn on red signals tied to the crosswalk buttons, ensure bike lanes and infrastructure after upcoming projects (Pure Water, sewer improvements), and reduce the speed limit from 45 mph to 35 mph in that area based on traffic analysis. These measures aim to improve safety for students and pedestrians crossing the busy intersection where cars currently travel at high speeds.
- JS expressed concerns about the lack of attention given to North UC projects and the importance of focusing on the two overlook parks that were included in the updated Community Plan. Chris agreed with Joanne's points and suggested that the community should continue to push for these projects. He also mentioned that the CIP list is a way for the community to see their priorities and potentially influence funding decisions. The group agreed to test the survey and send it out to the board members for prioritization. The group also discussed the possibility of meeting in December or January to discuss the CIP list further.
- No formal action was taken.

9. UCPG District 4 Election Results.

UCPG District 4 Elections were held tonight at the ARE GradLabs third floor location.

- R-4-A Exp. March 2026
 - Neeraj Venna 6
 - Mike Borisov 11
- R-4-B Exp. March 2027
 - Emma Chavez 15
- R-4-C Exp. March 2025
 - Henry Taylor-Goalby 15

10. Adjournment. Next meeting will be December 10 at our usual meeting room at Alexandria's GradLabs building, third floor Terranova Room, 9880 Campus Point Drive, and on Zoom, depending on the availability of agenda items. If there is no December meeting, the next UCPG meeting will be January 14.

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
January 14, 2025
6:00 PM

Meeting held at the Terranova Conference Room, third floor of Alexandria's GradLabs building.

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Daren Esposito (DE), Jon Arenz (JA), Anu Delouri (AD), Kristin Camper (KC), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Anna Bryan (AB), Emma Chavez (EC), Mike Borisov (MB), Henry Taylor-Goalby (HTG), Coby Tomlins (CT-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:05 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? Motion to approve DE, seconded by CN. Passed without objection,

3. Approval of Minutes: September 10, October 8, and November 12, 2024

CN: We have minutes from September 10, October 8, and November 12, 2024. Are there any changes or corrections? Daren Esposito was marked absent when present for one of the meetings. Motion to approve with changes by DE, seconded by CN. Passed without objection,

4. Announcements: Chair's Report, CPC Report

CN: I'll give my Chair's report now.

Welcome to the UCPG meeting for January 14, 2025. Thanks to Alexandria for this meeting room that supports hybrid meetings and the generous offering of snacks in the back.

We welcome our three new District 4 residential voting members of the UCPG board: Henry Taylor-Goalby, Mike Borisov, and Emma Chavez.

Mike, do you want to introduce yourself?

MB: I'm a 4th year transfer student at UCSD. I study public policy and urban studies and planning excited to be here. I have a background in sustainability and public

policy. I'm excited to see what positive feedback we get towards students and some positive initiatives we can all create together.

Emma Chavez?

EC: I'm also here in hopes to present the student perspective and get a little bit of insight for student's information as well.

We're doing something new with the agenda tonight. Information and action items will be first, followed by public comment, followed by reports, and finally an action item to rank our list of CIP projects for our use and our council office's use.

We'll begin with an Information item from MCAS Miramar commander Col. Eric Herrmann. Then we'll have an information item from UC San Diego on their strategy moving forward, the updating of the 2018 Long Range Development Plan, and the addition of further housing to the campus. We'll then have a recommendation for the renewal of a Conditional Use Permit for a Wireless Control Facility.

Upcoming next month, we may have a recommendation on a banner district by UC San Diego that would ring the campus. We will very likely have an information item by Alexandria on proposed changes to their Campus Point development, including the addition of housing, together with the mobility proposal for Campus Point and Genesee that they have presented to the UCPG multiple times.

Alexandria is NOT prepared to answer questions about Costa Verde, for which they have submitted a Notice of Application to DSD. I understand this will be coming to the UCPG as an information item soon.

I will be asking for volunteers for a UCPG Election Subcommittee. Please contact me during the meeting or by email. I would like at least one D4 board member to help with elections. Being on the election subcommittee means facilitating the election in March, counting ballots, and promotion of the election. The only requirement is that subcommittee members may not be running for election in March.

5. Information Item: MCAS Miramar. Col. Eric Herrmann, commander of the MCAS Miramar base, will give an update and answer questions.

Col Herrmann: I'm going to talk about fires, unmanned aerial vehicles, and then local course rules for the region, and how our pilots are flying.

The first item on everybody's mind right now is obviously the wildfires. To give you a sense of what happened yesterday on Miramar, we had about 27 acres burned

south of our southernmost runway. It sparked basically from a job site that was being worked, that, we think is where the source of that fire was, it burned a good amount of dry grassland, and it moved in a hurry in a southerly direction, which is good. Our crash fire rescue team was the first on the scene. They're right there, and they would normally respond to an aircraft mishap on the runway. But they saw the fire immediately fired up the vehicles and went out there. So, when we talk about vehicles, these are big giant water carrying vehicles with a large gun on the top that shoots streams of water. They have several of these P19s. out there so when Miramar fire showed up, then San Diego fire department and their strike team showed up, there was a good amount of folks that were corralling the fire and making sure that it did not burn structures or get too out of control. Unfortunately, today we had a reignite of a part of the area that burned yesterday. It was very quickly stamped out again. Our crash fire rescue folks were the first on the scene largely because of proximity, and they can just drive right across the runway to get to it. It was stamped out quickly, but as the winds shift around and it kicks up ground that is still incredibly hot, and with the amount of fuel that is out there that's definitely a concern. They've been out there most of the day, presoaking a lot of the areas just to put a level of hydration on this dry area. We managed to put out the fire yesterday, with the help of SDFD and others. On January 7th there was a fire adjacent to Miramar between I-15 and Kearney Villa Road, just south of Miramar Way. They're unsure of the origin. Fortunately, the winds were out of the north, so it did not jump either freeway onto East Miramar or onto the main side of Miramar. But we had over 100 respondents to that fire, including SDFD, Miramar Fire, and Poway Fire as well. The mutual aid that exists in this region, and the relationships that we have with the men and women in the fire departments locally is very, very strong. There's a lot of training together, and a lot of goodwill. We will help them. They will help us. So, it's pretty good. Questions so far?

AW: Were there also helicopters or aircraft used to help put out the fire yesterday and today?

Col. Herrmann: Yes, sir, there were two yesterday, SDFD choppers that came and did some water drops over the area, and then, once they were cleared by the incident commander, they left, so by the time I got out there they had already done their drops and had departed. And for everybody's awareness, I had a conversation with our fire chief yesterday about how we're looking towards fire management. And so my biggest concern is the East Miramar side of the base, largely because there's not a lot of natural structures that would stop or prevent a fire. We've got fire breaks. We've got some roads that go through there. And we had a discussion about leaning forward and getting proactive on cutting back grass potentially bringing in some grazing animals to help clear out some of that potential fuel. I guess you know, on

the plus side, we didn't have a very heavy, rainy season, so we didn't have a big growing season so the fuel is not as bad as it could be. But it's still something that our guys are out there every single day paying attention. We're ceasing operations when it involves explosives or any potential where we could spark off something. So, we believe that workers that are on the airfield doing work created a spark that spark carried into some of the dry brush that exists next to the runway. Investigation is still looking at how it was caused, but that's the most likely based off of the area that it occurred. Why it sparked today. Nobody was out there. What we believe is because the wind shifted from what they were yesterday, and the ground smolders for a little while. It can burn beneath the topsoil at the root level. Our concern is, we had people with pickaxes and shovels turning over dirt yesterday and hosing it down, but we believe that some of that still warm ground found a source of fuel and sparked up again, and so that that went out pretty quickly. The response. By the time I got there, after maybe 10 min after I got the notification. I got out there, and they were already had put the flame out, and then they were just saturating the ground with the excess water they carry on their trucks.

Switching topics to unmanned vehicles (UAVs) or drones are commonly known. It is a Federal offense to fly a drone over government property, specifically Miramar. We've got signs posted. No drones. We've got detection systems that we are aware of if a drone trespasses over a fence line, and then there will be an appropriate response to that drone. Obviously, we are paying attention to the news. It's certainly a vulnerability that we don't want to have a nefarious actor try and interrupt operations, and we see commonly in the news that these aviation operations can come to a halt very quickly, and we saw that with up in LA an unmanned aerial vehicle hit one of the Canadian scoopers that was dropping water that shut down the entire airspace and put a hole in the wing. Fortunately, they didn't lose the airplane. The airplane and the crew were able to land safely, but that put a stop to a lot of the aviation operations. And so again, just the messaging with the public of, paying attention and follow the rules with these unmanned drones? We're concerned because we don't want to lose or damage an aircraft. It's something that we're paying attention to closely, and our detection systems are working very well to help warn us of anything coming our way.

Last topic is course rules. Many of the residents are familiar with living next to an airport, there's a lot of noise we make a right turn and flow kind of over the freeway out to the water and get higher to reduce some of that noise. I met last week with members of NAS. North Island Marine Corps Air Station Camp Pendleton. And we have created a region wide course rules for all pilots to comply with. It basically aligns all 3 of the air stations under a common course rule and ideally the professional aviators that live here are used to them. They typically aren't the

problem. Oftentimes it's a visiting unit that doesn't know quite frankly what the course rules are. and then they will kind of go outside the established boundaries that we've created. This course. rules guide will be a deliverable to those individuals that come and fly here at North Island or Miramar or Pendleton, basically just making sure that everybody is flying with the correct parameters. This was a long-term project lasting several months to create and make sure we had all the stakeholders in place. That document has some finishing touches to finalize, but we expect it to be released here soon. And then, periodically, we think on a six-month review, the base commanders will get together, identify where we're having issues and make changes to that document as we go.

Q: What are the repercussions for violating the course rules?

Col. Herrmann: So, this is a profession for us, right? When you are operating outside of what we call the box, your rules and regulations, or violations by the FAA, that type of thing can cost you your wings. There were pilots that flew under the Coronado Bay Bridge. They are no longer pilots, so the stakes are incredibly high for visiting units. My predecessor, when a visiting unit came in, he briefed the squadron on the course rules: Here's what I need you to do. Don't violate it. We'll send you home. If they violated it. He sent that squadron home, and that word is out because we had a visiting unit this past summer, I explained to their commander. Hey, you know, welcome, enjoy flying here. It's great weather, great training areas. But I need you and your pilots to adhere to what I'm telling you. Before I even finished, he was like, Oh, yeah, I know we'll get sent home if we screw it up so that word is out there which is good and effective. The stakes are high now. Oftentimes, though, weather and SoCal approach will direct you to violate course rules based on the amount of traffic or what is in the airspace. What would be a normal takeoff departure for a jet aircraft out of Miramar may get changed, based off the instructions that they're given by the FAA. We look at every single one of those outside the box, to see why this individual didn't fly the course rule? We look at what instructions they were given. And then there's a conversation.

Diane Ahern (UCCA): My question is, will these common course rules be published and available to the public?

Col. Herrmann: I don't know that we discussed that at our meeting. A lot of it is already captured in some of the DOD flying supplements that we have, that you can download. This was just our attempt to consolidate the course rules for the region into one place. Where we were getting a lot of the course rules critiques, or the deviations were a lot of times on the helicopters that were coming up the coast, and where they could be versus where the public thought they should be, and so kind of

clearing that out a little bit and kind of so let me get back to you. I'll bring up the publication of the course rules with the other commanders.

Barry Bernstein (UCCA): Were there any opportunities for the many communities, the residents, to have some input to sit into those areas that are, you know, non-military to be sure that the communities that are affected by this document have an idea what's going on and have some input. It seems to me that that might be appropriate for the other stakeholders as well.

Col. Herrmann: There wasn't. Largely, we didn't change anything from what is the typical around Miramar. It was more about educating about what we had. The disconnect was between the Marine Corps and the Navy. We had a lot of complaints coming from a particular community about helicopter traffic. They provided me with a number of pictures that were not Marine Corps aircraft. I directed them to the appropriate base. They didn't get the appropriate response or the response that they wanted. And so that's what kind of prompted this effort to regionalize the course rules. We all need to get on the same sheet of music. I think we've cleared that up. Sometimes the pilots who are flying are not violating FAA rules but are violating course rules, but we believe this happens very rarely. So, we are discussing the course rules among our regional bases. What Pendleton does up there, and what North island does to the south of us. and just consolidate all that information into one source document, so that anybody that is flying in this region understands what the do's and don'ts are. It's more of just aligning us all to the same standard.

Q: Under what circumstances would the Marines deploy to a fire like that in LA?

Col. Herrmann: The marines have to be prepared to support what is happening in LA. But there are a few things that have to happen between the governor's chain of command through State agencies, and the commanding general of US Forces Northern command, and what he can do. There's a lot of linkages that we saw last week, late in the week they activated the California National Guard. SoCal, fire to a certain extent, is going to run most of the fire response until such time that they're pulling in. new folks. Commander US Northcom would decree basically a direct support mission of us to the local community you saw this last enacted when Covid happened. and they brought cruise passengers to Miramar. That was a directed action from the commander of US Northcom, through FEMA channels through DOD channels that came down to Miramar as the individuals that took on that task. They brought the cruise passengers to the Miramar base for medical support that we could extend up north to LA, having these ready plans or ready capabilities that we can then offer to the State of California. And so there's a pretty good relationship, I think, there in a dialogue, but it does have to wait until the State formally asks for it. Otherwise, we stand by and wait. But they even talked about using aviation assets

from Miramar and Camp Pendleton and North Island to actually help in the aviation response in LA. So in your inventory of planes, you have capabilities of swooping down and getting water. And those buckets are called Bambi buckets that you're seeing on TV. There is a mission set that helicopter pilots will train to. They don't do it often, because it's a little bit beyond the scope of our normal day to day but they could be called upon to hook up buckets. go drop, you know, pick up water, and then disperse that, but that would again be led by Cal Fire.

CN: Thank you, Col. Herrmann.

6. Information Item: UC San Diego: A Look Forward. UC San Diego will discuss its Strategic Plan, its Long-Range Development Plan, and On-campus housing.

AD introduced Cheryl Robinson, UC San Diego communications, Cheryl discussed the update to the university's long-range development plan, which is guided by its strategic plan. This update expands the scope of the plan until 2040 from the prior 2030, with a focus on increasing enrollment, research, and healthcare facilities. Cheryl also mentioned the need for additional housing and research facilities. Robert Clossin, Executive Director, Campus Planning, further elaborated on the plan, stating that they are updating the Environmental Impact Report (EIR) and that the revised plan should be approved by the UC Regents in July. Hemlata Jhaveri, Senior Associate Vice Chancellor, who oversees campus residential, retail, and supply chain services, shared updates on the university's housing projects, including the Ridgewalk Living and Learning Neighborhood and the Pepper Canyon East Project. The university plans to add 6,000 beds through the Pepper Canyon East Project, which is projected to be completed in multiple phases. Hemlata discussed plans for expansion and development at UC San Diego, particularly regarding housing, retail, parking, and sustainability. She explained that new housing projects like Pepper Canyon East will incorporate green spaces, noise/pollution mitigation measures near the freeway, and new retail amenities like a bakery. Students expressed concerns about lack of parking with the increased housing, to which Robert responded that they aim to reduce parking needs through alternative transportation and housing location, though some new parking will be added. Community members raised concerns about impacts on neighborhoods from insufficient parking, overcrowding of existing retail, and desire for UCSD to be a model of sustainability by minimizing parking and car dependence. UCSD affirms its decarbonization goals and plans to shift away from cars through measures like trolley usage, though specific parking ratio and mode share targets were not provided. In the meeting, Barry Bernstein asked about the implementation of smart traffic signals in the area, with Robert confirming that the project is nearing final approvals by the City and is expected to be completed within the next two months.

Robert also discussed the new fire station 52 and its role in alleviating some of the issues faced by residents in responses by fire station 50 and 35. Robert said there will be scoping meetings in late February with the opportunity to give comments via email, comment cards, or orally.

7. Action Item: PRJ-1107460. Wireless Communication Facility (WCF) at 9170 North Torrey Pines. Renewal of an existing Conditional Use Permit. No additional construction is proposed. Christina Thomas, MD7, presenting.

- Christina Thomas from MD7 presented a renewal of an existing conditional use permit for a wireless communication facility at 9170 North Torrey Pines Road.
- Christina presented the existing facility's location and proposed changes, including the incorporation of a CMU (communications equipment) enclosure with faux vines to house the existing equipment and abide by city standards. She highlighted the facility's decade-long service to the North Torrey Pines area, providing dependable coverage to a large majority of the area. Christina also presented photo simulations showing the proposed placement of the CMU wall and the existing site. There were no questions from the zoom audience or in person audience.

Motion: CN moves the project be recommended for approval as presented, DE seconds. Vote was 12-0-0 with no recusals.

CN will send the paperwork into DSD the following morning and a copy to Joanne Tyler for her records.

8. Public Comment: Non-Agenda, but within the scope of the UCPG, Items (2-minute limit).

- Barry Bernstein

We all heard tonight mentioned through comments from others about the issues related to climate change and the really frightening thing that's happening in Los Angeles. What are we doing in University City? We are really pretty lucky because we have a Fire Safe Council. We were the first such organization and initially sponsored by UCCA. Now it's independent, and it works for North and South UC. UCCA has had an additional item related to fire safety at its bi-monthly meeting and is really helpful for those who have taken the time to figure out ways to be prepared to make their homes safer. But you know we all live near canyons. We have all kinds of issues. That fire that was at Miramar. If the wind was that way yesterday as it was today, it might have been a different story. Thankfully it wasn't, and the

Miramar folks took care of it neatly. There's talk around about having a new or an existing organization to bring together all the stakeholders and organizations and start thinking about a plan for all of the University City so we know how we can protect and help one another in an emergency. I'm just letting people know that we will try.

- Diane Ahern

I'm also with UCCA, and we are the Newsletter people. We are the only printed newsletter that is exclusively focused on University City in this area. So please, if you haven't had a chance to read it, go ahead. Wanted to say that we are all volunteers. We do count on you and many of your neighbors to provide us with content. We thank Andy Wiese for what he's done that in the past, and certainly Chris Nielsen has an article every single month about what's going on at the planning group. We appreciate that, Chris. Our deadline is Thursday for the February issue, and if anybody has anything they'd like to write about. Please do send it our way.

9. Presentations.

- Zach Burton, CM Lee.

Thank you for the opportunity to speak and congrats again to Emma and Mike on your election to the Board. It's great to have you guys on the board. My name is Zach Burton. I'm with Kent Lee's office at District 6 City Council and just a couple updates from our office. 1st thing, I did just want to thank the community for the hospitality over the holiday season. To Barry's on Zoom, thanks so much. The dinner with Santa and the tree lighting was just a fantastic event. We appreciate you hosting us. We were at the Menorah lighting at Westfield, UTC. It was just a just a cool event. It was festive and exciting to see the community come together, and we appreciate the hospitality of the community. Those jelly donuts, too. That second item is Happy New Year. With a new year comes new opportunities and new responsibilities. I'm proud to announce that my boss is the Council President pro tempore. That's the number 2 position. We were also pleased to nominate our colleague, Joe LaCava to the Council Presidency, who was a former representative for this district. So, I don't say that to toot our horns. I just say that to just say, this group's needs and desires, the needs of University City are top of mind for leadership at council. I think that puts this group and the University community in a good position, moving forward so just wanted to highlight that as well. And then, thirdly, and most importantly, wanted to share some just wildfire preparedness, resources that are top of mind for everybody right now. Look at the web page sandiego.gov/fire. I would encourage everybody just to spend 10-15 min after this

meeting or tomorrow morning. Spend 10 min going clicking through the tabs. There're so many great resources. All the information on there is probably in all of our minds somewhere, but in these times, I think it needs to be top of mind, and I think just spending 10 min on that website will bring it all back to the forefront. And you can be prepared for those unpredictable things that are. I know we're all thinking about right now.

Q. Evacuation routes?

Zach Burton: It's all ad hoc. There are well defined rallying points.

Diane Ahern: So, in a fire, it's the fire department that fights the fire, and it's the police department that will direct the evacuation. It also depends on where you are. Are you at home? Are you at the store? Are you shopping? Are you traveling? Your evacuation routes? You might not even know what it is. If you're somewhere, if you're not at home, follow police instructions.

- Michaela Valk, Mayor Todd Gloria

I wanted to make an appearance tonight. I'll be going on maternity leave starting next month. So, I have a colleague that will be taking over Council District 6 on my behalf, so I'll be connecting her with the community leaders. She'll be overseeing 3 council districts, though, so she'll monitor the agenda and be in communication with Chris when she may be needed. But it'll likely be reports that are emailed to the group. Tomorrow is the state of the city address by Mayor Todd Gloria. We encourage everybody to watch it live rather than going to council chambers, so you could do so at sandiego.gov/SOTC, and it begins at 3 pm. But it will be recorded so you can watch it on your own time.

And we're going to get this into this in the next agenda item is the capital improvement. Projects that are going to be prioritized are the ones that are shovel in the ground, so the ones that are in construction and just making sure that they get completed. So that's something to keep in mind as the group is looking at which CIPs they want their council member to advocate for. The mayor's going cover 4 big buckets that will be prioritized within the budget. So that's infrastructure, mainly roads. Public safety, fire and police, and housing and homelessness. So those are his 4 buckets. Again, keeping in mind that the capital improvement projects that will be prioritized are the ones that are currently in construction. City Council will be putting some pressure on finding new ways to create revenue starting tomorrow.

- Pure Water San Diego (Mike Parks, Carlos Molina, and Yvette Gonzalez-Mendez).

The meeting discussed progress on the Pure Water San Diego pipeline construction project. Carlos Molina provides updates on completed work at Rose Canyon, SR-52, and Idle 5 tunnel sites. He outlined upcoming work at the Nobel Drive and Genesee Avenue intersection in two stages - first installing shoring beams starting January

21st, then pipeline installation in March with extended work hours to minimize traffic impacts. Traffic control measures like detours, signal modifications, and flaggers will be implemented to maintain two-way traffic flow and pedestrian/cyclist access through the intersection during construction. Carlos provided an update on the construction progress, including the installation of a 16-inch PVC waterline and the completion of the 48-inch pipeline through University City. He mentioned that the intersection of Decoro and Genesee is expected to be fully open by March 2025, and the entire project is estimated to be completed by May or June 2025. Carlos also addressed concerns about the right of way after the project's completion, stating that it will return to its original state with added bike lanes. Diane mentioned that an article about the project will be submitted to the UCCA Newsletter.

10. Action Item: Final ranking of the UCPG CIP list. The UCPG will decide the final ranking of its current CIP list for our use and our council office's use. Chris Nielsen and Georgia Kayser, presenting.

CN led a discussion about the ranking of projects for the community improvement program (CIP). He said that he had sent a list of projects and a survey for the board members to rank CIP projects according by priority.

CN, with Michaela's help, led a discussion of a CIP for the UC library on Governor. According to Michaela, there are two CIPs for this library, one, our original library CIP proposing a complete renovation, and a second, smaller CIP proposing a *project that includes facility improvements such as interior/exterior paint, new flooring/carpet, sound dampening in the community room and other items to be determined*. The "large" library CIP project is to be processed under the Library Master Plan and is unlikely to be funded anytime soon. The "small" library CIP project has \$1.9 million using a state grant for this library, to which some amount of city funds will be added, and the project could be described as funded. This CIP is considered shovel ready. The UCPG was asked by the Mayor's office to add this CIP to our community priority list.

CN agreed to resubmit our CIP list with the small library CIP to a vote in February.

11. Adjournment. Next meeting will be February 11, 2025, at our usual meeting room at Alexandria's GradLabs building, third floor Terranova Room, 9880 Campus Point Drive, and on Zoom.

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
February 11, 2025
6:00 PM

Meeting held at the Terranova Conference Room, third floor of Alexandria's GradLabs building.

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Daren Esposito (DE), Jon Arenz (JA), Anu Delouri (AD), Kristin Camper (KC), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Anna Bryan (AB), Emma Chavez (EC), Mike Borisov (MB), Henry Taylor-Goalby (HTG), Coby Tomlins (CT-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:05 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? Motion to approve DE, seconded by CN.
Passed without objection,

3. Approval of Minutes: There were no minutes to approve this month.

4. Announcements: Chair's Report, CPC Report

CN: I'll give my Chair's report now.

5. Public Comment: Comments on items not on the agenda but within the scope of the UCPG. Two-minute limit.

6. Information Item: Pure Water Project. The pure water construction team will present an update on the project. Mike Parks, Yvette Gonzalez-Mendez.

7. Action Item: UCPG Election Nominations. This year, all the "C" seats are to be elected, plus any vacant seats. There are no meeting attendance requirements to run. Nominations may be made by email to the Chair at cn@adsc-xray.com, or at tonight's meeting. Available seats plus candidates *so far* are given below with further nominations are accepted until midnight February 11. Chris Nielsen, presenting.

The upcoming UCPG (University Community Planning Group) elections for various districts was discussed. Chris reviewed the available seats and candidates for each district. For District 1, there are three seats up for election, with Andy Wiese running for re-election for one residential seat and two business seats vacant. District 2 has one residential seat and one vacant business seat, with Neil deRamos running for re-election in another business seat. District 3 has two vacant seats, with Josh Kenchel and Sasha Treadup running for the residential seats, and Anna Bryan running for re-election in a business seat. District 4 has one seat up for election, with Apollo Madrigal as a declared candidate. Chris asks for any additional candidates or changes to the list, but no new candidates come forward.

8. **Public Comment: Non-Agenda Items, but within the scope of the UCPG, (2-minute limit).**
9. **Action Item: UC San Diego Banner District. This initiative aims to enhance UC San Diego's visibility, create a welcoming environment for visitors, and prospective students, and strengthen its presence in the region, reinforcing the university's identity as a destination for education, culture, and innovation. The streets included in the banner district are the portions of roads adjacent to the UC San Diego campus - Regents Road, Genesee Ave., and North Torrey Pines Road together with La Jolla Shores Drive and Torrey Pines Scenic Drive. UC San Diego seeks a letter of support from the University Community Planning Group to establish a banner district, allowing the university to install banners on city-owned light poles along key campus corridors. Anu Delouri, presenting.**

AD: Discussed the UC San Diego Banner District concept, an estimate for the number of banners and their likely location along the UC San Diego sides of North Torrey Pines Rd., portions of Genesee Ave., Regents Rd., and La Jolla Village Drive. KM recommended that UC San Diego survey other non-profits located on its periphery to see if there was any objection to banners representing UC San Diego.

Motion: The UCPG recommends approval of the UC San Diego Banner District as presented. The UCPG also recommends that UC San Diego contact non-profit organizations adjacent to its proposed district to get their feedback on the banner district proposal.

Motion passed. 12 Yes, 1 No (LB), and 0 Abstain.

10. Presentations:

- **CM Kent Lee, presenting in person.**

Council Member Kent Lee gave a presentation, discuss his role as the elected City Council member for the 6th district and his continued chairmanship of the Land Use and Housing Committee, as well as his election as Council President Pro Tem. In the meeting, CM Lee discussed the city's budget deficit and the need for community investment in infrastructure and the importance of addressing the city's underinvestment in various areas, including public safety and infrastructure. CM Lee also highlighted the need for proactive communication about brush management and fire safety. AW emphasized the importance of climate resilience and the need for a more comprehensive approach to fire safety, including public information campaigns and fire hardening. Both CM Lee and AW stressed the importance of community involvement and volunteerism in addressing these issues.

- 11. Action Item: Final ranking of the UCPG CIP list. The UCPG will decide the final ranking of its current CIP list for our use and our council office's use. Chris Nielsen and Georgia Kayser, presenting.**

CN: The UC library on Governor Drive has requested that a small version of the UC Library CIP project be added to the UCPG CIP list. This project is ready-to-go in the FY 2026 budget to be approved in June but it's important to have the project on our list. The position on the list is not important. This project involves some interior renovation, interior and exterior painting, and other upgrades. The city will use its money along with a grant sponsored by Sen. Toni Atkins for the work.

Motion: The UCPG recommends the CIP list be approved as presented with the addition of the "small" UC library CIP item included on the list.

Motion passed 13 Yes, 0 No, 0 Abstain.

- 12. Information Item: Alexandria Campus Point / Genesee Mobility Initiative Project. An update will be presented on traffic and mobility initiatives proposed by Alexandria at prior UCPG meetings. Chris Clement, Alexandria Real Estate, presenting.**
- 13. Action Item: PRJ-1114437, Alexandria 10210 Campus Point Project. The Alexandria Campus Point Project proposes: (i) a new subdivision map covering the entire campus to subdivide 11 existing lots into 15 lots, consistent with the Campus Point Master Plan; (ii) a Site Development Permit (SDP) to allow a residential density of 60 DUs/acre within the MCAS Miramar Transition Zone (TZ) consistent with City requirements and the recently approved University**

CPU, and (iii) a deviation to allow building heights up to 180 feet, where 120 feet is allowed under the EMX zone.

The project is a Process 5 approval because the proposed subdivision map includes vacations and additional grant of right-of-way to extend the current terminus of Campus Point Drive to the north. The applicant is also requesting new access between Campus Point Court and Genesee (right-in, right-out) on the proposed subdivision map which is consistent with the University CPU. The entitlements are limited to the mapping actions and SDP to increase allowable future residential development within the TZ (up to approximately 2,200 du's) and no actual development is proposed by or covered by the pending entitlements. Neil Hyytinen, Hecht Solberg LLP, Carson Edgington, Rick Engineering, and Chris Clement, ARE, presenting.

Note: Both items were heard together.

Chris Clement (ARE): Chris provided an update on Alexandria's mobility initiatives for the UTC area. He discussed the implementation of smart signal synchronization, a campus shuttle service, and plans for secondary access points to improve traffic flow for Campus Point. The company is ready to install 11 new smart signals along Genesee Avenue, which are expected to reduce travel time by 40%. A shuttle service is currently running between campus buildings and public transit stations. Alexandria is also pursuing the addition of two new access points from Campus Point to Genesee Avenue to improve efficiency and safety. Chris mentioned that these access points are included in the recently approved UC plan. Lastly, he touched on Alexandria's wildfire resiliency program, which has been in development for over five years.

Chris Clement (ARE): Chris provided an update on the fire resiliency measures being taken at the Campus Point site, including the removal of invasive plants and the proposal to extend this effort to remove eucalyptus trees and replace them with native, fire-resistant plants. Chris also discussed the plans for a fire garage and the fire routes, which were clarified by Jason Morehead (on Zoom). Andy raised concerns about the secondary access points and the parking structure, to which Chris responded, explaining that the parking structure would primarily serve the current building and future buildings, and that it would be designed to facilitate access. Chris also addressed concerns about bicycle and pedestrian access to the Trolley station, stating that they are working on improving the city streets and that there would be dedicated northbound and southbound bicycle paths along Campus Point Drive.

Chris Clement and Neil Hyytinen from Hecht Solberg discussed the development of Campus Point, a site that has undergone significant transformation since its

acquisition. The site now includes a 1,500-stall parking structure, an amenity center with conference and event spaces, a fitness and wellness center, and a small Bodega for sundries. The development also includes soccer fields, pickleball courts, and a micro mobility shuttle program. The team is also working on a parcel map to match the actual development with the planned parcels. The project has received positive feedback from the community and is seen as a model for future developments under the updated (2024) UC plan.

(AW): Expressed concerns about the proposed project's size and complexity, suggesting it should be considered as an information item to be revisited in March. He also raised questions about the project's safety, particularly in relation to the potential for catastrophic events. Chris Clement clarified that the project's height and density were consistent with the plan update and that the city's implementing regulations allowed for higher residential density within the transition zone. Kristin Camper (MCAS Miramar) highlighted the potential for increased noise complaints due to the project's location near a flight path and suggested that future residents should be informed about the noise levels they would experience. Chris confirmed that the project would include affordable housing units and that the residential development would be subject to the city's inclusionary requirement. Andy raised concerns about the parking situation for residents and the potential for increased car usage, to which Chris responded that they were considering providing parking for residential tenants.

There was consensus to postpone this action item until the March UCPG meeting with the intent of providing more information in the meantime.

- 14. Adjournment: *Next Meeting will be on March 11, 2025, located at Alexandria's GradLabs, 9880 Campus Point Drive, 6PM, third floor Terranova conference room. This will be a hybrid meeting using Zoom. The UCPG election will be held for in-person voting at this meeting location.***

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
March 11, 2025
6:00 PM

Meeting held at the Terranova Conference Room, third floor of Alexandria's GradLabs building.

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Daren Esposito (DE), Jon Arenz (JA), Anu Delouri (AD), Kristin Camper (KC), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Anna Bryan (AB), Emma Chavez (EC), Mike Borisov (MB), Henry Taylor-Goalby (HTG), Coby Tomlins (CT-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:00 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? Motion to approve NdR, seconded by CN.
Passed without objection,

3. Approval of Minutes: January 14, 2025.

CN: Are there any changes for the January 14, 2025, minutes?

CN: Hearing none, I'll entertain a motion to approve. Moved by JA, seconded by DE.
Approved unanimously, 11 Yes, 0 No, 0 Abstain.

4. Announcements: Chair's Report, CPC Report

CN: We have a full agenda tonight, so we'll just move on to Pure Water followed by public comment.

My thanks to Kerry Santoro in the back of the room at the election table, She has been here since 5PM when in person voting started and will be here until 8PM.

5. Information Item: Pure Water Project. The pure water construction team will present an update on the project. Mike Parks, Yvette Gonzalez-Mendez, Carlos Molina.

Carlos provided an update on the Pure Water project, focusing on the northern pipeline and tunnels project. He reported that the tunnels at Sr. 52 and Rose Canyon are

complete, with 1,661 linear feet installed. The pipeline installation at Sr. 52 and the Rose Canyon tunnels is ongoing, with 34,000 linear feet installed in total. The work has been delayed due to inclement weather. The project involves installing two pipelines, a 30-inch and a 48-inch pipeline, with the 30-inch pipeline already installed and paved over. The work will occur during daytime hours, with occasional night work and Saturday work. The project will impact traffic, with single lane traffic in both directions along Genesee and flaggers assisting pedestrians and bicyclists. The anticipated date for the work at the intersection of Genesee and Decoro is late April 2025. There is a 72-hour road closure of the northbound lane with a 12-hour closure of the southbound lane at SR 52 scheduled for late April from Friday to Monday.

Q: ST: I know you said that you had flaggers at Decoro during operation hours, but it seems like one big congestion point is the absence of flaggers during peak traffic hours. Can you talk to that?

Carlos M: We have received many community complaints about this and are talking to city officials. It's been made more difficult by the rain. We should have a solution by tomorrow.

Q: KM: What is the timeline for opening both lanes south of Governor to the 52?

Carlos M: The contractor is working on making the connection across Genesee avenue directly under SR 52. This is an open cut that had to be redone to replace a segment that was not compliant. When that work is done, the lanes will reopen.

KM: It seems the schedule has slipped significantly since last October. Can you explain the delay?

Carlos: It's a scheduling conflict with the contractor. There were delays with the tunneling that pushes the rest of the schedule out. Now that we have completed the tunneling, we can more accurately predict the rest of the schedule. My estimate for completion is 8 to 12 weeks after the late April SR 52 closure.

6. Public Comment: Comments on items not on the agenda but within the scope of the UCPG. Two-minute limit.

Emma Johnson: Hello! I'm an alumnus of UC San Diego. I wanted to bring up an issue regarding student vehicular homelessness at UCSD and introduce an initiative for the creation of a safe parking pilot program. So, at UCSD housing, insecurity is a growing issue. Data from a UC San Diego undergraduate experience survey shows that the

percentage of students who faced housing insecurity has increased from 7 to 8% from 2020 to 2022,

While UC San Diego is planning a 6,000-bed housing village, it's not going to be ready until 2026, which leaves con students with an immediate housing insecurity need without solutions.

UC San Diego does offer services for these students, although there is a need for additional resources such as a safe parking program. I'm sure you all are aware that there are existing safe parking programs in San Diego, such as with the Jewish family services. However, what we found is that most of these safe parking programs are at capacity and are about 15 to 20 min away from campus, which can create a significant barrier for students who are facing housing insecurit

My hope with this public comment is just to raise awareness about this issue, and hope that with the insight from this committee that myself, as well as various student advocates, can get the backing to push for the creation of a safe parking pilot program at UCSD, to give students access to secure overnight parking with access to essential amenities, such as restrooms, showers, and wi-fi to support them in their academics while they go through housing insecurity, I hope to delve further into this topic at a subsequent meeting if it's of interest to the committee. Additionally, I would welcome any conversations about this issue if anybody wanted to reach out to me personally.

7. Presentations.

- Zach Burton, CM Lee.

I'll highlight the "no cost" Dumpster Day, partnering with Mira Mesa High School. They are participating in the Aspen Challenge for environmental causes so it will be a win-win. Big, bulk items are welcome. The next item I wanted to mention was a budget crash course Webinar with the Independent Budget Analyst. It's going to be March 20th and it's a remote virtual meeting. Better understand the budgeting process. It's going to be a challenging budget cycle. So, the more people can understand about that, we feel that'll be useful. And then, as a follow up to that, our office is going to be hosting a town hall that'll likely be in person. Once the mayor releases the preliminary budget and we'll be accepting community feedback on that. So this will be a good 10. The crash course to get your foundation, and you'll be better prepared for our town hall and as soon as the mayor releases that preliminary budget, we'll have an update on dates on that.

- Andy Wiese for Kristin Camper: There was a low flight over south UC today About 4 o'clock it was very loud and very different from normal, so somebody I don't know if they were lost, but it just felt a little a little weird, and all of that rain to have a screaming jet not too far over the top of our houses.

KC: I will check on this.

- Georgia Kayser (CIP Chair). I'm working on fixing the CIP survey ranking tool so we can use it to both record our CIP choices and rank them. When finished, we'll provide a link to it.

CN: We were able to put the UC community library project onto the CIP list for the Mayor's office and our CMs offices. It would be nice to be able to rank this list and rank other things easily. All the board members have a current list of our CIP projects.

8. **Action Item: PRJ-1114437, Alexandria 10210 Campus Point Project. The Alexandria Campus Point Project proposes: (i) a new subdivision map covering the entire campus to subdivide 11 existing lots into 15 lots, consistent with the Campus Point Master Plan, (ii) a Site Development Permit (SDP) to allow a residential density of 60 DUs/acre within the MCAS Miramar Transition Zone (TZ) consistent with City requirements and the recently approved University CPU, and (iii) a deviation to allow building heights up to 180 feet, where 120 feet is allowed under the EMX zone.**

The project is a Process 5 approval because the proposed subdivision map includes vacations and additional grant of right-of-way to extend the current terminus of Campus Point Drive to the north. The applicant is also requesting new access between Campus Point Court and Genesee (right-in, right-out) on the proposed subdivision map which is consistent with the University CPU. The entitlements are limited to the mapping actions and SDP to increase allowable future residential development within the TZ (up to approximately 2,200 DUs) and no actual development is proposed by or covered by the pending entitlements. Neil Hyytinen, Hecht Solberg LLP, Carson Edgington, Rick Engineering, and Chris Clement, ARE, presenting.

Neil Hyytinen (NH): Chris [Clement] and I met with Chris and Andy. And you guys put together a list of questions which we responded to. I think that's been distributed to the group. And we're not going to get into the minutia on all that stuff. We thought we'd focus on the key items. But you know if you have any questions during the presentation, we'd be happy to respond.

Neil deRamos: I must recuse from this discussion and vote.

Anna Bryan: I must recuse from this discussion and vote.

Chris Clement (CC): We were here last month as an action item, and we turned that into an information item. We are back this month as an action item. We received several comments back. Neil and I met with Andy and Chris and talked through those. I think you have received our responses at this point. We appreciate the feedback, commentary, and the partnership.

We wanted to define what we're here to talk about today: the Site Development Permit (SDP) that we are processing through the city now, and we're here to request your support. There are really three main components to the SDP, the first of which is a mapping action. So it's the subdivision of our existing 11 lots that are there at Campus Point today into 15 new lots that align with our Master plan or the conceptual master plan that we are advancing today. Also, as a component of that plan, we will add a new egress from the campus to Genesee at the west end of the Scripps properties which we recently acquired between Scripps and Qualcomm and is being pursued with the city. We request a deviation to 180' from 120' in building height. We are requesting as part of the SDP to authorize up to 60 Dwelling Units (DU) / acre in the Transition Zone allowed under the Land Development Code.

The Master Plan calls for controlling each parcel under a separate LLC. It also calls for an easement vacation in the current cul-de-sac between the Leidos building and the Lilly building. We will grant additional easements to push that cul-de-sac further north to be on the north side of the Lilly building and better align the two existing roads that are there today. We'll be implementing the community plan and providing additional ingress/egress from Campus Point to Genesee for emergency vehicles and daily commuters.

The next topic is our height deviation that we're proposing. We're proposing a total of 180 feet, and I'll tell you how we arrived at that number. To be honest with you, it's not a super scientific number. It's just a number that we thought was fair and reasonable in what we could potentially foresee being a potential future requirement. There's a couple of reasons why we were proposing this, so this allows us to have a tighter footprint, more permeable area, less impervious area, less building sprawl. If we are held to 120 to get the same amount of built area would obviously require a larger footprint. The 180 allows us to get a little bit more density, a lot better site planning a lot better green space and more open space. So that's one rationale. The next is our overhead, clear space around our buildings, where we build lab office buildings that are research and development buildings. They're a little bit different than what you might think of when you think of an apartment building that's maybe 10- or 12-foot floor to floor. Our buildings started a base of like 15 foot floor to floor.

We're seeing that increase quite a bit up to maybe 17-to-20-foot floor to floor, depending on where you are in the building. The rationale for that is that we have such heavy mechanical, electrical, and plumbing systems, such robust buildings to support the lab functions that are in the building and the R&D there that we need that additional overhead space to get the systems in and still retain nice, open ceilings. When you walk our labs, even the GradLabs building here, you'll note that we have ceilings are never lower than 10 feet. We're able to achieve that with such robust buildings, with the higher floor to floor,

We're really seeing an increase now in structural rigidity. The rationale is that robotics and automated systems require a much higher level of sensitivity. You must have a very low MIPS (micro inches per second) so the floor plates. don't deviate like they would, and say, a typical office building when you walk across the floor. We have deeper structure in order to create higher structural rigidity and lower MIPS. That's deeper steel and deeper concrete with more rebar in it. We also have rooftop units on the tops of almost all our buildings. This building is a good example. If you drive by it on a nice day when you can see this, when you can see the roof, you'll see that we have exhaust fans that poke out above our roof screen by probably about 4 to 5 feet. We have a very robust system on the tops of all our roofs. and we have to account for that. We want to make sure that those are architecturally pleasing. Therefore, we put a roof screen on all our buildings, and we typically will have the exhaust fans poke up above those so we can make sure that we don't have any air entrainment into the air handler units.

So those are kind of the main reasons why we talked with Chris and Andy and Andy thought it'd be helpful for us to kind of walk through some of our rationale for needing a higher overall building height potentially. We don't have any plans today to build anything that's 180-foot tall, but we just thought it'd be helpful to explain our rationale for that for that request. We're on the 3rd floor of this building tonight, and this building is 13-foot floor to floor. It's a cast in place concrete building, so it's slightly lower floor to floor than a steel building. We don't have the steel beams below our decks. We just have a cast in place concrete deck.

And finally, we were asked to speak to the amount of campus acreage in the project. We broke that out. We've got about 63 acres that are in the APZ-2 zone and 33 2/3 acres in the transition zone plus a little bit more that's outside of the transition zone just at the north end of GradLabs. That totals 100 acres.

All of that's going to be implemented at the Ministerial level, which is really what's contemplated in the CPU so we don't really have at this point a lot of design related detail in terms of where the residential could potentially go. Alexandria likes Lots 15 and 16 for residential, maybe one more lot. We don't know at this point, and whether

2,200 units of residential will ever be developed. That's really an open question. But since we had to go through the SDP process, we wanted to base the unit count on the total acreage within the transition zone. There really needs to be a mixed-use component with residential close to these employment center, so that's a rationale. Note the Transition Zone is not in the Federal planning documents, but a city concept added in the last revision of its plan.

CN: We'll entertain questions and comments.

KM: I would encourage you to reduce the jargon and simplify the presentations. You said lots 15 and 16 were the most desirable, but you're not proposing to take the entire 2,200 dwelling units in those two units? Would the height limit variance apply to just residential, or everything?

Chris Clement: We are not proposing to put the full amount of residential allowed onto residential on lots 15 and 16. We want to memorialize the 2,200-unit total to show how much residential could be available. If we were to build to 180' it would be for R&D laboratory buildings. For residential, we would be thinking of a design consisting of 5 stories of residential units over three stories of parking.

Jon Arenz: I might need to recuse if Coffman Engineering is helping on any projects at Campus Point.

Chris Clement: No, Coffman Engineering is not working on any new developments for Campus Point.

Debby Knight: Two things, bird strikes and the nine stories of a 180' building, and how bright these buildings are. I can see Illumina from my house and sometimes it's lit all night. The interface between the MHPA and the buildings are a major concern.

Chris Clement: At this point we are just subdividing and not thinking about glass or building design, but when we get to the point of a specific building design for a tenant, we will be, as this is a valid concern. The building will have to comply with the MHPA adjacency guidelines, and there are some conservation easements as well. To the extent that Alexandria has control over access, we will restrict it into the MHPA.

Andy Wiese: Thank you for responding to the questions we had from last time. I'm still concerned about the issue of safety in the Transition Zone. I agree that it makes a great deal of sense to have mixed use development where there are a lot of jobs, but there is also the issue of 5,000 to 7,000 overflights by military jets. We know the APZ-2 is where the majority of the 5-7,000 jets go. There is a not-small number of flights that cross over into the TZ. The Airport Authority restricted housing in the TZ, presumably due to safety. If you are asking us to share responsibility for deciding to

go forward with a project that might put 600 or 2,200 units of housing in the TZ, we need to understand why you think it's safe to build housing in an area where a short time ago the city did not believe it was safe.

Neil Hyytinen: I would characterize it differently, Andy. It's not the city that was thinking it was not safe to put housing in the TZ, but the Airport Authority, sitting as the Airport Land Use Commission and it was based on a recommendation of their consultant to expand the area beyond what is covered in the ALUCP. I think both the city and a lot of the stakeholders pushed back on that. But that's what the airport authority went with. When the city proposed this code change to allow up to 60 DUs per acre that had to go to the airport authority for a determination, and they ultimately ended up supporting that code change. The transition zone is still in the ALUCP. There's no question about that. And I would argue that the Site Development permit requirement is somewhat archaic, particularly when you look at the Mira Mesa plan update and the University plan update. There are huge swaths within the transition zone that would be appropriate to have mixed use with the residential component. Now, there are some requirements, and I think we touched upon them. There's a clustering requirement and there's a requirement to maximize open area. The future residential is going to have to comply with that criterion and the maximum density of 60 DUs per acre in aggregate based on the transition. I was involved with the planning effort on the ALUCP updates, and nobody but the consultant liked that recommendation at the time. This is going back to 2006 or 2007. It's overreaching, that's my opinion, but I would offer downtown SD or Coronado Naval Air Station, Coronado. They've got tons of flights going over residential areas, bankers, hill point. Loma. You want to be mindful of safety considerations and do good planning. But we still need housing, particularly in this context, mixed use with the residential component. There are already many overflights of both commercial and residential areas in San Diego, so I don't think we're breaking new ground.

Andy Wiese: The shuttle with 10-year monitoring. Would that need to be a condition to ensure it goes forward?

Neil: It's already a condition of our existing Neighborhood Development Permit and will be continuing since it's such a good idea. It's included in our leases, and the tenants expect it. We plan to run it in perpetuity.

AW: Thank you for the proposed cut-throughs from Campus Point to Genesee. Would you say a little more about what you've done so far, especially about how it might impact Genesee?

Chris Clement: Our engineers are working on evaluating the safety and appropriateness of the right-in, right-out design and how it might help the traffic

backup between Campus Point to I-5. I think our traffic consultants are going to have to prove to City Transportation that the plan is safe and effective. It should help the smart signal program that's running on Genesee. We are waiting for UC San Diego to implement their smart signal project prior to doing ours. We expect the end of the year. It's a condition of our entitlements.

AW: There is a question of the noise impact of aircraft on potential housing. Your commercial buildings are certainly sound proofed sufficiently so the indoors are comfortable. For residential, you generally have noise attenuation to 45 CNEL.

Chris Clement: I believe there is now an industry standard that attenuates noise below 40 CNEL.

AW: Would you commit to doing the latest and greatest dual-pane window design? When we talk to a potential residential partner, that's what our intent will be.

Mike Borisov: Do you know what kind of windows UCSD used when developing their high-rise buildings?

Chris Clement: No, unfortunately not.

MB: I live on the 15th floor of the Pepper Canyon, and the noise never goes over 50 dB. I'll be pressed to hear anything at 40. I believe this is very quiet and not that big of a deal. I think it's a bigger deal if you can't find housing or a job.

Chris Clement: Thank you for the feedback. We can discuss with UC San Diego planning. We can get the specs to make sure we meet or exceed them. Andy, to your point, none of us are acoustic engineers. I don't think today we could tell you that we would be willing to agree to a specific number, but you could put it into your recommendation.

AW: I don't have specific issues with height, particularly given the comparison you showed before with other buildings. But I do think the heights of buildings directly facing onto Roselle Canyon, Lots 2, 7, 8, 17, and 18 matter. GradLabs is about 100' and is visible from the canyon. This is just over half the height of what might be proposed at 180'. You might never build that but then again, a bigger fish in the sea might end of owning this property and they might have different ideas. I'm not apposed to the board approving in increase in the height, but I would be concerned about increasing the height along the edge that faces Roselle canyon along Campus Point Drive. Debbie Knight has spoken to the issue of the migratory birds that the night lighting of bird strikes as one, but also as a human experience in that canyon, and probably also an animal experience. The size of those buildings. I think right there, facing over that steep canyon, would be an impact, an environmental impact to the

canyon that would be unwarranted. The city just approved a height limit of 120' for EMX-1 zones so you are asking for a change in a plan we spent five years making. I appreciate the arguments you have made, but I would not approve increasing the height limit to 180' for buildings 1,2,7,8,17, and 18.

Chris Clement: We'd basically be saying that 3 of the 4 potential new lab buildings would be capped at 120; in your scenario.

AW: I'm just saying not to 180'. You showed us a design that had buildings at 127', and I can imagine 130' or 140' on those sites to give space for buildings you have already envisioned, but not to go to 180'. The remaining buildings on the site would be facing Scripps and be unnoticeable. I'm going to include that in a motion. Let me ask Karen Martien and Debby Knight.

KM: I'm generally in agreement with Andy's concern about height but would add lots 1 and 9, which he did not mention. In general, I'm not comfortable raising the limit past 120' for anything on the site. You are not coming to us with specific proposals. I'm not comfortable giving you a blank check. You could come back in the future if you had specific proposals. We also must worry about the argument some other developer makes that "you did it for Alexandria" without a plan in place. I'm supportive of the mapping and increased density for the TZ. We need to take accident risk into account, but we also need housing.

KC (Kristin Camper, MCAS Miramar rep.): I believe some areas like Little Italy use triple-pained windows. Have you discussed this?

Chris Clement: No, we have not really discussed this. We know that double-pained windows get us well within the code requirements, I believe well below 40 CNEL.

KC: I would recommend that noise and overflight disclosure be given to all owners and tenants on the site.

GK: I agree with Karen, and the issue of subsequent requests for lifting the height limit.

CU: I agree with Andy on the buildings, with taller buildings away from the canyon and the canyon-facing buildings smaller.

Q: What kind of costs are associated with making a multiple set of plans, one for 180' height limit and one for a lower height?

Neil Hyytinen: I'm glad you brought that up. The cost difference is significant, more in opportunity cost than additional design cost. If we get a biotech that wants a 180' building and our limit is 120', then we must build a building using 150% of the

footprint for the same amount of lab space, reducing surrounding open space. The biotech might also just go somewhere else. This increases complexity for us, and we'd lose potential customers. Coming back for each building would require a PDP (Planned Development Permit) process and add 10 to 12 months to the timeline.

CN: I think Karen and Georgia are correct that if we make this approval this would be the last time that we see you.

Neil: Yes, unless you wanted to make a change or if you don't make the approval, I'm not sure we'll be back in any case; it's very tough to come back for each project. It would mean a change in the master plan and less green space.

Chris Clement: We don't like the idea of staggered floors for lab buildings. A rectangle is the best design as it's so efficient. So step backs as you go higher doesn't solve the problem.

KM: My objection to raising the height limit is not changed after this discussion.

JS: I think we need to separate the motion into two sets of buildings, the Roselle Canyon facing buildings, and the rest of the site. I don't think these can be combined.

MB: I come from Los Angeles, and I think San Diego is a lot of the same issues as Los Angeles when it comes to not building enough housing or building enough spaces for jobs. And we're losing a lot of people to places like Texas, Austin, Dallas, because they just simply build more. And I think there's a certain amount of entitlement, and privilege when it comes to living in wealthy in San Diego. Do you think that your views are more important than people's livelihoods. When it comes to living on the streets or living in a house having employment and not having employment. Here we have a developer who's literally potentially in the building. Mixed use development right next to transit for the next decade, and we're denying them flexibility because of birds, I mean, how many birds are killed with urban sprawl, expansion, single family homes getting extended from wildfires, expansion. This is like a very upsetting conversation in here because I may not even see this project going to fruition. I might graduate by this time I leave, but other people will benefit. Younger people will benefit. Businesses will benefit people, The fact that people are having conversations about height reserves this, and that while those are important to mention like, let's say, friendly glass. The conversation about height and larger, largely around development of the whole of University City, which is quite embarrassing, honestly concerning the fact that I have a university here. Top 3 in the nation, 115,000, 130,000 applicants per year. People want to come here. This is really a hub. And we're demanding development. So those are my comments, and I'll be booking them on a motion.

AW: I'll speak to your concerns, Mike. These meetings can be long and tedious, but they're also detail oriented because the details matter. I think you'll find that this group is not anti-development in any way. I've been a member of this board for 12 years, and in that time, without question, I put my thumb in the air for more commercial real estate than any community planner in the city. We have seen this prior to the plan update. We saw more than 20 different amendments to the community plan, all of them to increase density, most of them to increase political density, and we favored all of them, every single one. We also had questions, concerns, and I think we can look around the community, and we can see all kinds of improvements that have come along with those concerns. Starting way back in 2012 open space protected here increased height development over there. The buildings where Apple is today on Town Center Drive are there because of changes that we made recommendations for that we made to shift development from land that shouldn't be developed to land that ought to be. This is a board that really believes that development of this biotech hub is critical and important to the city of San Diego. The new housing is important and critical to the people of San Diego. But we also recognize that there are other things that have to be balanced with that, including the open space, including those birds, one billion of whom are killed every year by strikes into glass, and which we can attenuate by better design. Alexandria has been a model developer in the community, in terms of leading in sustainability in a range of different ways. Simply, let's get the details right, because we won't see, we won't see them again. This will be the one approval for everything that happens up there going forward in the future. That's right. Given that, I think it's important that we're careful. Now, the one moment that we must provide that input and hopefully make that make that work. So that would be my argument. Why, make those changes? I think that 130 feet is a more appropriate level on those canyon facing parcels. But one eye to the rest. Happy to hear other discussion.

Neil Hyytinen: Could I chime in just real quickly provide a little bit of context? With the plan update and the rezone to EMX-1, there wasn't a determination that this area that's rezoned should be subject to 120-foot height limit that was already in the EMX-1 zone. Previously all of this was IP-1-1 and still is. But the area that was rezoned to EMX was IP-1-1 which has no height limit. In 2017 the SDP was approved for what was called CP-3 at the time. It's now where BMS's building is being developed. That was approved at 10 and a half stories, which is about 160 feet, and that's not including screening and stuff on top of the building. Andy, you mentioned 130 to 140. Chris Clement and I aren't able to say we are agreeable, but 140' sounds much better than 130' for these lots we're talking about. This could be more flexible for us.

KM: I'm not happy with the creep upwards in height. I thought we were talking about 120. I'm not comfortable about arbitrarily increasing the height limit.

AW: I'll restate the motion.

KM: Could (Chris Clement, Neil Hyytinen) explain again why you prefer 140?

Our buildings have a 10-foot ceiling in them, and between the ceiling and the structure there is a bunch of systems that are required. If you have a 14-foot deck to deck building, the concrete in one level and you measure up to the concrete in the next level. If that's 14 feet, and then you have 3 feet of structure. That means the bottom of your structure is at 11 feet. So if you have a 10 foot tall ceiling and an 11 foot bottom of structure, by the time you add lights to there you can't add duct, or plumbing or conduits, and so 17 feet allows us to place large ducts that have air and significant plumbing and lab gas services in that interstitial space between the ceiling and the structure above.

KM: Right, but 16 feet isn't enough.

Chris Clement; Right, exactly.

KM: So, your minimum ceiling height, your minimum floor to floor is 17 feet. That's your requirement.

Chris Clement: That is our standard.

CN: I need to call the question. I'll call the roll. The vote will be in two parts. The first part is the motion on the floor without the height limit provision, the second part will be just the height limit provision.

Motion: The UCPG recommends the project as presented, including the mapping actions subdividing the existing 11 parcels into 15 parcels, the new egresses to and from Genesee, the increase in density to 60 DU/acre in the airport Transition Zone, various easements, and vacations.

The UCPG further recommends as a condition of approval that Alexandria:

- **Exceed the city standard for noise attenuation in its residential construction, seeking the maximum possible in noise attenuation at the time of development.**
- **Provide notification to all potential owners and lessors of the properties (residential and commercial) of overflight noise from MCAS Miramar. This recommendation was urged by our MCAS Miramar representative.**
- **Design buildings with state-of-the-art bird safe design, and with attention to nighttime lighting's effect on the adjacent open space slopes and MHPA.**

- **Construct a fence on the northwest corner of the site (Lot 1) to prevent entry from the property onto the adjacent MHPA.**

Moved by AW, Second by MB

Approved unanimously, 9 Yes, 0 No, 0 Abstain, with 2 Recusals (AB, NdR), members work or partner with ARE. Chair not voting.

Motion to approve the height limit change for canyon-facing lots at 140', with the remainder of the lots at 180'.

Moved by AW, Second by CU

Motion failed. 4 Yes (DE, CU, AW, FA), 5 No (JA, GK, KM, EC, MB), 0 Abstain, and 2 Recusals (AB, NdR), members work or partner with ARE. Chair not voting.

Neil Hyytinen: I would like to make a suggestion. I think everyone is on the same page with the first items, A, B, C. If we could get an affirmative vote on those items, then whatever we end up doing with the height limit can be in a separate motion.

AW: Before we go to another motion, I'd like to speak to the reasons why I think this is a good idea. I'm not concerned about some of the things I've heard. For Karen and Georgia, I hear your concerns about wildlife and the idea of a precedent. I don't feel that we're setting a precedent. I think we saw a detailed set of potential plans for the site that is almost half-built and that allows us to see very clearly what the style and design of the site is going forward. I think it does make sense to be flexible, and I don't feel comfortable with the 180' along the edge of the canyon as the building is very high, almost twice the size of the GradLabs building. I think it's important to have spaces set aside for concentration, for people to enjoy the experience outdoors, so I think it's a pretty good compromise to limit the height of the canyon edge buildings.

MB: I am someone who has lived in an apartment and who now lives in a high rise. I don't really agree with that opinion, the arguments being made about me overlooking a certain green space or a parkway, and it's just privacy or comfortability breaking them. Maybe it is green. That's your reality. It's not mine. I'm fine with people looking over. And I think that's not realistic comment to me. I don't know how many people are looking out over their workspace or residential space into like your yard or park. I don't buy it. We live in San Diego, second biggest city in the State. We are denser than other regions in the city of San Diego. And if a developer here is requesting a variance and is going to be providing better jobs, then good, right? Every single floor you add

is better machinery, more state of the art technology, better paying jobs, right here for students, potentially, and alumni.

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Chris Nielsen: every single book, when I understand every single point you add, get it to add better machinery, a more state of the art technology. That's better paying jobs right off here for students, potentially. Or you know, alumni. I don't actually buy the privacy argument of with a potential height increase, but I appreciate the comments you made.

AW: I wasn't speaking to privacy necessarily in the way that you that you up frame it, but rather, but rather that that ability to be away from, and that's not all for humans, but for non-humans to be away from. The presence of the urban core. I think it's one of the things that makes sense about really a special place like this is that ability to have these building designs that allows us to have, you know, not just the big city and the big population and the big job center. But it could be, the most popular metropolitan area in North America, one of the most biodiverse on earth. That's America's Amazon across Campus Point.

KM: The 140' still seems arbitrary to me. I'd be happy to vote for a motion that keeps the canyon buildings at 120' and increases the other buildings on site to 180'.

Chris Clement: The building right now is 17-foot floor to floor on every floor except for the ground floor. The ground floor is 20-foot floor to floor. So that's not just the back of the envelope pulled it out of thin air number but is based on what we're doing today. We meet with potential tenants who want to either expand or locate in San Diego with significant operations and potential requirements that exist in the world. And those requirements are what we're looking to accommodate. The difference between 120 and 140 for every is for every twenty feet that we take off the building we must add 40,000 square feet at the ground level.

AW: I am going to make my motion again. We passed Resolution 1 previously. Resolution 2 deals with the height limit. We want to disapprove of setting the height limit to 180' over the entire site but approve 140' for canyon facing buildings and 180' for the rest.

[The entirety of the two resolutions is given below. Voting on Resolution #1 occurred earlier. Voting will occur on Resolution #2. *Findings* were added in the recommendation letter sent to Development Services.]

Resolution #1. The UCPG recommends approval for the following as presented:

1. Mapping actions:

- a. A new subdivision map covering the entire campus to subdivide 11 existing lots into 15 lots, consistent with the Campus Point Master Plan.**
- b. New egresses to and from Genesee Ave.**
- c. Partial vacation and additional grants of right-of-way.**

2. A Site Development Permit (SDP) to allow a residential density of 60 DU's/acre within the MCAS Miramar Transition Zone (TZ) consistent with City requirements and the recently approved University Community CPU.

The UCPG further recommends as a condition of approval that Alexandria:

- o Exceed the city standard for noise attenuation in its residential construction, seeking the maximum possible in noise attenuation at the time of development.**
- o Provide notification to all potential owners and lessors of the properties (residential and commercial) of overflight noise from MCAS Miramar. This recommendation was urged by our MCAS Miramar representative.**
- o Design buildings with state-of-the-art bird safe design, and with attention to nighttime lighting's effect on the adjacent open space slopes and MHPA.**
- o Construct a fence on the northwest corner of the site (Lot 1) to prevent entry from the property onto the adjacent MHPA.**

Moved by AW, Second by MB

Approved unanimously, 9 Yes, 0 No, 0 Abstain, with 2 Recusals (AB, NdR), members work or partner with ARE. Chair not voting.

Resolution #2. The UCPG does not recommend approval for the deviation raising the height limit to 180 feet from 120 feet for the entire site, but instead:

- a. The UCPG recommends approval of a height limit of 140' for buildings facing Campus Point Drive and the north edge of the site (lot numbers 1, 9, 2, 7, 8, 17, and 18).**

- b. The UCPG recommends approval of a deviation for a new height limit of 180' for buildings on the rest of the Campus Point site.**

Moved by AW, Second by DE

Approved, 5 Yes (DE, JA, CU, AW, FA), 4 No (GK, KM, EC, MB), 0 Abstain, 2 Recusals (AB, NdR), members work or partner with ARE. Chair not voting.

Findings:

The UCPG believes that our recommended height deviation balances important goals related to the project site.

- a. A height deviation to 140' is warranted on lots 1,2,7,8,17, and 18, which adjoin or face Roselle Canyon and Sorrento Valley headlands, to achieve the building design and leasing goals of the applicant, while a 140' limit will minimize impacts to open space recreation, natural resource, the MHPA, including visual impacts to canyon users and light, noise, and physical impacts to wildlife due to night lighting and bird strikes.
 - b. The UCPG recommends that a height deviation to 180' is appropriate on the remainder of the site lots which do not face sensitive open space and natural resources to enhance flexibility of site design for the applicant, including maximizing tenant amenities and open space at ground level.
- 9. Information Item: PRJ-1086203, Public Project Sorrento Mesa Double Track Phase 2. SANDAG is proposing a project to double track a 2-mile segment of the rail corridor between Sorrento and Miramar, located in the LOSSAN Rail Corridor between the I-805 freeway overpass in Sorrento Valley south to Miramar Road. The goals of the project are 1) to realign the rail to smooth out the tight curves and lessen the derailment potential of freight trains and, 2) add a second track to add capacity for passenger trains and avoid "train meets" so opposing trains can pass one another and, 3) reduce travel times by increasing the passenger train speed from 25mph to 40mph. Realignment of the rail will involve some slope grading that impacts ten properties with City open space easements, which will require partial easement vacations. The grading will also impact the City MHPA overlay zone and an MHPA boundary line adjustment (BLA) has been prepared. The MHPA BLA is included in the project Biological Technical Report along with a Conceptual Revegetation Plan. Mike Widman, TYLin Co., Erich Lathers, BRG Inc., Tim DeWitt, SANDAG, and Amanda Gonzales, Merkel Inc., presenting.**

Due to lateness of the hour (9:15), it was agreed with the applicants that they present in April as the primary item on the agenda.

10. UCPG Election Results:

UCPG ELECTION - RESULTS

| Seat | Candidate(s) | Term Expires | Votes |
|------|----------------|--------------|-------|
| R1-C | Andy Wiese | 2028 | 10 |
| B1-B | Vacant | 2027 | |
| B1-C | Vacant | 2028 | |
| R2-C | Daren Esposito | 2028 | 13 |
| B2-B | Vacant | 2027 | |
| B2-C | Neil DeRamos | 2028 | 3 |
| R3-A | Josh Kenchel | 2026 | 1 |
| R3-B | Sasha Treadup | 2027 | 3 |
| R3-C | Jon Arenz | 2028 | 2 |
| B3-A | Vacant | 2026 | |
| B3-B | Vacant | 2027 | |
| B3-C | Anna Bryan | 2028 | 1 |
| R4-C | Apolo Madrigal | 2028 | 7 |

11. Adjournment. Next meeting will be April 8, 2025, at our usual meeting room at Alexandria's GradLabs building, third floor Terranova Room, 9880 Campus Point Drive, and on Zoom.

UCPG Member Representation Composition. 2024-25 Annual Report.

This set of tables shows a comparison between the demographic survey taken prior to CPG recognition in December 2023 as compared to the same survey taken for the 2024-2025 UCPG annual report. Community figures are derived from SANDAG.

The 2024-2025 survey includes three new residential voting members from a new UCPG District 4 representing residents of the UC San Diego campus and does not include anyone living outside the UC San Diego campus.

Age demographics:

| Age range | Community | UCPG 23-24 | UCPG 24-25 |
|-----------|-----------|------------|------------|
| 18-25 | 32% | 0% | 21% |
| 25-29 | 13% | 9% | 7% |
| 30-39 | 16% | 16% | 7% |
| 40-49 | 16% | 38% | 29% |
| 50-59 | 6% | 9% | 7% |
| 60=69 | 5% | 0% | 7% |
| 70-79 | 5% | 23% | 14% |

Income Distribution:

| Income range | Community | UCPG 23-24 | UCPG 24-25 |
|-----------------|-----------|------------|------------|
| 0-15,000 | 23% | 0% | 22% |
| 75,000-100,000 | 14% | 15% | 7% |
| 125,000-150,000 | 9% | 23% | 14% |
| 150,000-200,000 | 8% | 23% | 0% |
| Over 200,000 | 9% | 38% | 57% |

Ethnic Demographic:

| Ethnicity | Community | UCPG Current | |
|-----------|-----------|--------------|-----|
| Hispanic | 16% | 0% | 7% |
| White | 49% | 84% | 64% |
| AAPI | 28% | 8% | 14% |
| Other | 4% | 8% | 14% |

Community Affiliation:

The Current UCPG affiliation of its voting members are:

| | | |
|----------------------|-----|---|
| Homeowner | 36% | Combined: 57% Renter and Homeowner |
| Renter | 36% | 72% combined Renter and Homeowner. |
| Small Business Owner | 28% | 43% of the UCPG nominally (some vacant seats) |

Recall that the UCPG has 12 residential voting members plus 9 business members.