

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
February 10, 2026
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 (KM), Andrew Wiese (AW), Fay Arvin (FA), Anna Bryan (AB), Apolo Madrigal (AM), Emma Chavez (EC), Josh Kenchel (JK), Sasha Treadup (ST), Sasan Asadyari (SA), Dan Wagner (DW), Jay Gima (JG), Suchi Lukes (SL-City of SD Planning). 15 voting members present, 18 voting members possible, 10 required for a quorum.

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:00 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: A change was requested for the agenda, a request to add an information item from the UC San Diego Bird Club between agenda items #11 and #12. Unanimous consent for this request was asked. Motion carried 15-0-0.

3. Approval of Minutes.

CN: No minutes are available to approve.

4. Announcements: Chair's Report, CPC Report

CN: We will begin with candidate statements followed by Pure Water, presentations, a couple of cabinet installations in the public ROW as individual action items, an information item by the San Diego Housing Commission, and an action item called "A seat at the table", a proposal to furnish extra time to community groups before decision making bodies without having to aggregate time from individuals.

At CPC, I chaired the subcommittee to review updates to the Land Development Code proposed by City Planning. We reviewed all 107 proposed updates and were able to make a recommendation on 103 of 107 updates with the remaining 4 items under further review by City Planning. We recommended 6 updates be rejected or modified, we opposed 4 that implemented state laws that we opposed but were otherwise OK and approved the remaining 93.

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

Becky Rapp raised concerns regarding land use and drug-related advertising, specifically calling for curbs on signage promoting drug use.

Diane Ahern announced a UC Fire Safe Council meeting February 16, with the topic of “Fire Safe Your Place”.

6. UCPG Election Subcommittee: The UCPG election will take place on Tuesday, March 10, from 5PM to 8PM at its regular meeting location. Chris Nielsen, presenting.

CN: The UCPG will hold its annual election for the business and residential “A” voting member seats on March 10, 2026, from 5PM to 8PM at this location. All candidates must declare candidacy by or at the UCPG meeting on February 10, 2026. It is expected that there will be a drop-off ballot box available for UCPG member voting at the North UC Library. The UC Community Library is closed for renovations and is not available for a UCPG election drop-off box.

This is the final list of candidates to be Voting Members of the UCPG Board.

<u>Seat</u>	<u>Current Board Member</u>	<u>Length of Service</u>	<u>Running again?</u>
R2-A	Karen Martien	4 years.	Yes
R2-A	Chris Nielsen	8 years.	Yes
R3-A	Josh Kenchel	1 year.	Yes
R4-A	Jay Gima	3 months.	Yes
B1-A	Carol Uribe	5 years.	Yes
B2-A	Fay Arvin	2 years.	Yes
B3-A	Dan Wagner	4 months.	Yes

7. Information Item: Pure Water Project. The pure water construction team will present an update on the project. Information on the current work at Genesee and Nobel will be presented. Marisa Cesare, Ivette Gonzalez-Mendez.

Ivette and Marisa presented updates on the Marina Convenience North project, discussing ongoing pipeline installation, tunnel work, and plans for curb ramp installation and paving. They also mentioned upcoming work on water main replacement and landscaping plans.

8. Presentations.

- Zach Burton from Kent Lee's office provided updates on the mobility analysis for Governor Drive, an upcoming e-bike ordinance, and upcoming budget town halls. The presentation ended with a discussion on e-bike safety and enforcement, with Priscilla raising concerns about potential over-policing of e-bikes compared to other vehicles. Priscilla raised concerns about potential over-policing of e-bikes compared to other vehicles.
- Anu provided updates on the University Community Planning Group (UCPG) membership and UC San Diego, highlighting the Triton Center's upcoming completion and a new \$2 million fundraising initiative for student athletes.
- Juliette Castner from Brian Jones's office introduced a free senior driving course event in partnership with CHP, scheduled for February 21st, and encouraged community participation.

9. Action Item: PRJ-1147481, installation of a new Power Supply Cabinet for Charter Communications located at 5060 1/3 Shoreham Place. Darien Fleming, presenting.

Sergio Baez, filling in for Darien Fleming, presented the first cabinet to be installed on Shoreham Place, which will provide 72 hours of power for internet service and be in a grassy area. Sergio clarified that the cabinet is not in the public right-of-way but located on private property. Motion to recommend approval as presented by Joan Selleck, seconded by Andy Wiese. Motion carried unanimously 14 Yes, 0 No, and 0 Abstain.

10. Action Item: PRJ-1147366, installation of a new Power Supply Cabinet for Charter Communications located at 10292 1/3 Campus Point Dr. Darien Fleming, presenting.

Sergio Baez gave a similar presentation for the Campus Point Drive installation. Neil DeRamos corrected the street name for the previous agenda item (9) to Shoreham Place

(reflected above), not Shoreham Drive. Motion to recommend approval as presented by Andy Wiese, seconded by Anna Bryan. Motion carried unanimously 14 Yes, 0 No, and 0 Abstain.

11. Information Item: San Diego Housing Commission. Overview of the City's Affordable Housing Fund to solicit public comment on uses for Fiscal Year 2027. Per Municipal Code, SDHC presents to three Community Planning Groups annually. Sarah Ahern, presenting. More information may be found here:

This item presented by Sarah Ahern and Matthew Higgins from the San Diego Housing Commission regarding the City's Affordable Housing Fund for fiscal year 2027. They explained the fund's revenue sources, including housing impact fees and in-lieu fees, and outlined how these funds are allocated to various affordable housing programs. The commission is seeking public comments on the plan by March 2nd, which can be submitted online, via QR code, or in person. The presentation included information on past allocations and projects funded by the AHF, emphasizing its impact on creating and preserving affordable housing units.

The meeting discussed the in-lieu fee (ILF) for affordable housing in San Diego, which is \$25.92 per square foot for fiscal year 2026. Matthew Higgins explained that the ILF is a small fraction of the total capital stack for affordable housing projects, and the market determines whether developers choose to pay the fee or include affordable units in their buildings. He noted that the cost of building affordable housing has increased significantly over the years, with current costs ranging from \$600,000 to \$700,000 per unit. Joann inquired about the average cost per square foot to build a low-income unit, which Matthew said he would provide. The discussion also touched on the challenges of building and operating affordable housing, including rising construction and operating costs, as well as the need for competitive funding processes.

The San Diego Housing Commission's presentation detailed their affordable housing programs and funding sources. Matthew explained that developers can either build affordable housing or pay a fee in lieu, with the funds then used for various affordable housing initiatives. He noted that recent years have seen less federal funding available for new loans, and the Section 8 waiting list has been closed due to limited vouchers. The presentation also covered compliance monitoring for affordable housing properties and the impact of homelessness programs. Georgia asked about the percentage of developments choosing to pay fees instead of building affordable housing, which Matthew addressed by providing specific data from the previous year.

12. UC San Diego Bird Club will give a presentation on bird strikes, goals of their research, and data collection methodology. Leo Harris, Nao Song, presenting.

The UC San Diego Bird Club presented their research on bird collisions with glass windows on buildings, highlighting that 1 billion birds die annually from window strikes, with the Club's campus project documenting 13 bird carcasses since 2024.

UC San Diego's Bird Club project, which collects data on bird collisions with buildings to inform design strategies, presented survey results showing high collision rates with crows, ravens, and other birds, emphasizing the need for bird-safe designs like window treatments and reduced glass surfaces. The group discussed potential collaborations with the university's planning staff and engineering department to implement these strategies, with Anu offering to facilitate discussions. The students expressed interest in exploring UV-sensitive window designs to better accommodate birds' visual capabilities.

13. Action Item: A Seat at the Table. At its January 27, 2026, meeting, the CPC unanimously approved a letter to the city requesting that community representatives be granted equal time for cohesive presentations as is granted to project applicants, developers, and other proponents before the Planning Commission, City Council, and its committees. A sample is given below. Chris Nielsen, presenting.

The University Community Planning Group (UCPG) discussed supporting the concept of "A Seat at the Table," which aims to provide community planning groups (CPGs) and the Community Planners Committee (CPC) with more time for presentations at public hearings. The motion provided by Chair CN, and moved by Andy Weiss to begin discussions, expressed the idea that CPGs and CPC should have equal time for presentations as project applicants and developers, improving balanced access and decision-making. Joanne raised concerns about potential disputes over who represents the planning group and ensuring equal time for opposing views. The group agreed that while the motion is an improvement over the current system, further details on implementation and dispute resolution should be addressed. The motion will be sent to Councilmember Lee for consideration, with discussions on the concept to be held at City Council by June 30.

The motion to send the letter was made by Andy Wiese and seconded by Joann Selleck. Motion passed unanimously 13 Yes, 0 No, and 0 Abstain.

Text of the letter sent to CM Lee:

February 17, 2026

Council President Pro Tem Kent Lee
202 C Street, 10th Floor
San Diego, CA 92101

Dear CPPT Lee,

The University Community Planning Group fully endorses the CPC's action taken at its meeting on January 27, 2026, concerning the reservation of a designated time block for CPGs and CPC during public hearings. We believe providing CPGs and CPC the opportunity for presentations of equal duration and substance as is granted to project applicants, developers, and others similar proponents will benefit decision-makers in their deliberative process. Passed unanimously, 13 Yes, 0 No, and 0 Abstain.

Respectfully,

Chris Nielsen
Chair, University Community Planning Group

- 14. Adjournment: *Next Meeting will be on March 10, 2026, located at Alexandria's GradLabs, 9880 Campus Point Drive, 6PM, third floor Terranova conference room. This will be a hybrid meeting using Zoom.***