UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE
Meeting Minutes - Tuesday, April 21, 2019
REMOTE MEETING VIA ZOOM

6:10   CALL TO ORDER / ROLL CALL BY CHAIR: Andy Wiese

AW: Summarizes the proceedings for the subcommittee and members of the public.

Roll Call:
Members present:
Andy Wiese (AW), Keith Jenne (KJ), Dinesh Martien (DiM), Debby Knight (DK)*,* Melanie Cohn (MC), George Lattimer (GL), Veronica Ayesta (VA), Katie Rodolico (KR), Joanne Selleck (JS), Laurie Phillips (LP), Anu Delouri (AD), Rebecca Robinson Wood (RRW), Jason Moorhead (JM), Erin Baker (EB)

Members not present:
Petr Krysl (PK), Kristin Camper (KC), Roger Cavnaugh (RC), Kris Kopensky (KK),

Non-voting Member:
Kristin Camper (KC)

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

City Staff:
Katie Witherspoon (KW) – University CPU Project Manager, Planning Department

Consultants:
Diego Velasco – Citythinkers – (DV)
Gabriella Folino – Dyett & Bhatia – (GF)

Some members of the public are identified below as:
Barry Bernstein	(BB)
Nancy Groves	(NG)
Deanna Ratnikova	(DR)
Diane Ahern	(DA)
Justine Murray	(JuM)
Harry Mathis	(HM)
Louis Rodolico	(LR)
David Campbell	(DC)
Harid Puentes	(HP)

Pete Heckman	(PH)
Alyssa Helper	(AH)
Isabelle Kay	(IK)
Public member	(Public)

6:03   CALL THE METING TO ORDER – Andy Wiese, Subcommittee Chair

Andy Wiese called the meeting to order and introduced the first "virtual" or remote meeting of the CPUS. Councilmember Barbara Bry was on the video conference and made the following remarks:

Barbara Bry: It's a challenging time for all. Budget hearings will be on April 30th. This is planned for the evening to take public comment, which is currently a clunky process that the Council is trying to improve. Barbara Bry will hold her annual District budget priority meeting on Saturday May 2 from 9:30 AM to 11 AM via Zoom to get public input on priorities for the district. It's estimated that there is a $300M budget shortfall for the year ending 2020 and the following 2021 budget year. We don't know what kind of federal assistance will be given to the City as this is being crafted by Congress.

6:07   ROLL CALL AND APPROVAL OF THE MINUTES

Andy Wiese calls the meeting to order.

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

Approve minutes from the November 19, 2019 CPUS meeting with no changes.
Vote: 14 Yes, 0 No, 0 Abstain

Approve minutes from the January 21, 2020, CPUS meeting with no changes.
Vote: 14 Yes, 0 No, 0 Abstain

6:14   NON-AGENDA PUBLIC COMMENT

AH: UCSD Planning update for April.

BB: Thanks Katie Witherspoon for arranging this meeting remotely. UCCA will provide space in its newsletter for CPUS and UCPG to recap their meetings. Advocates some sort of access between North and South UC besides the main arteries.

Adam Barrall: Would like zoom access to continue after the pandemic as it eases access for community members.

6:30   Item 1—Information Item: Housing and Economic Trends & Use -- Katie Witherspoon

KW: Covered pages 4 through 40 of the "Presentation PDF", posted on the University Community Plan Update Agendas page. This material covers housing requirements needed

over the next nine years, population trends, and a list of parcels that could provide 980 housing units over the next nine years.

KW: The Online Community Engagement Tool will be used over the next few months to further refine community views on housing.

Discussion:

KR: Do UCSD dorm rooms count as housing units?

KW: No.

JS: Can you summarize the housing needs by units versus price?

EB: How do you think COVID-19 will affect things?

KW: Evaluation ongoing.

IK: On the map for additional housing, there is one parcel that is open space.

KW: Which do you think is open space?

IK: 160 – Gilman and Villa La Jolla.

KW: Not open space, but this property has the potential for development.

JS: The reason for price numbers is that I don't see how we can manage with just luxury apartments.

KW: A valid concern, and our housing team is working on that. State and local policy might aid in this. The housing element is the guide.

DK: Continuing with Joann's question, we have 98% of what we need at the high end, 70% of what we need at the lower level, and 1% of what we need at the middle income level. 90% luxury with 10% affordable (statutory) is not adequate. We want to really diversity housing. Families can't live in micro-units. I don't see how this becomes a reality.

KW: Luxury may saturate, leading to different housing. This is useful feedback for the housing element.

LP: UCSD is adding a tremendous amount of housing. We need to understand how the University's student housing numbers incorporate into the housing element. Rent control will go into effect for many developments as they age, changing the relative redevelopment strategy.

AW: Housing on the UCSD campus should be counted. We need to make sure we are counting units that are being redeveloped and we need precise numbers.

KW: I will take the comment under advisement.

IK: UCSD ha unit going up and some being torn down. The area along Villa La Jolla isn't that old. We need zoning for new housing. We cannot redevelop condominium communities.

KW: No condominiums in the list as presented as far as we know. We did a walk through to verify. We are not recommending redevelopment of particular properties. Near the trolley line there are opportunities for housing and job growth, as well as mixed use zones including campus-style developments.

DK: There is the issue of the percentage of upper end housing you get, and that this demographic has a low propensity to use transit.

KW: We hear the feedback on different market rate apartment pricing. Nationwide there is a diversity of transit users, so we feel that there are tremendous opportunities.

AW: This is an issue the community wants to hear about. Use the "Chat" (zoom feature) to continue commenting.

6:45   Item 2 INFO ITEM – Urban Design Framework Diagrams

DV & GF: Covered pages 41 through 89 of the "Presentation PDF", posted on the University Community Plan Update Agendas page. This material reviewed Urban Design, then the five Focus Areas of the Plan Update, including feedback for each of the focus areas from the Economic Forum held in late February.

DV: Focus Area 1. N Torrey Pines. Top biotech firms.   How to bring N Torrey Pines Road to the businesses here. A little activating goes a long way.

DV: Focus Area 2. North of Eastgate Mall along Genesee. The Canyon (Roselle) is an asset.

DV: Focus Area 3. UTC/CV, South of Eastgate Mall. Connections needed that don't require roads. Turn from auto-centered to pedestrian-centered, with mixed use.

DV: Focus Area 4. Nobel Drive east and west of I-5. Strengthen connections to UCSD, less inward focus, more pedestrian oriented. Leverage the Nobel Trolley station. There is a height limit but we can still work with it.

DV: Focus Area 5. Governor Drive from Regents to I-805, various locations. This area is outside transit priority area at UTC. It is a "community spine". University Square (the southeast corner of the Governor and Genesee commercial area) is important. This area was not presented at the Economic Forum but has been worked on by the team since then.

GF: Summarized the whole community strategy (slides 86 and 87 of the Presentation).

Discussion:

AW: Commented on Focus Area 1.

Karin Zirk: Works in North UC. Superblocks have pathways that are private, for tenant use only. How do we develop strategies to open them up?

DV: We need to think about which properties connections are made through.

IK: Thinking about great cities, the central focus is not on commercial property. Here, we don't really have centers.

KW: We're looking at pedestrian zones around transit stops. This would help the community feel.

DV: It can't just be commercial that drives the process. Moscow has beautiful spaces around transit.

DK: Having lived back east, above-ground transit is not always great for public spaces.

7:32: Adjourned.