



UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE

Meeting Minutes - Tuesday, June 2, 2019

REMOTE MEETING VIA ZOOM

Extra Meeting on Focus Areas

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), Roger Cavanaugh (RC), Dinesh Martien (DiM), Debby Knight (DK), George Lattimer (GL), Veronica Ayesta (VA), Katie Rodolico (KR), Joanne Selleck (JS), Laurie Phillips (LP), Anu Delouri (AD), Rebecca Robinson Wood (RRW), Jason Morehead (JM), Melanie Cohn (MC)

Members not present:

Petr Krysl (PK), Kristin Camper (KC), Erin Baker (EB), Kris Kopensky (KK)

Non-voting Member:

Kristin Camper (KC).

Note: MCAS Miramar representative Kristin Camper does not vote per US Government policy. Business seat 1 (previously held by John Bassler) is to be filled with one of the three UCPG Business 1 members.

City Staff:

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

Presenters:

Katie Witherspoon (KW)

Some members of the public are identified below as:

Barry Bernstein	(BB)
Nancy Groves	(NG)
Deanna Ratnikova	(DR)
Diane Ahern	(DA)
Justine Murray	(JuM)
Louis Rodolico	(LR)
David Campbell	(DC)
Alyssa Helper	(AH)

Isabelle Kay (IK)
Janis Deady (JD)
Public member (Public)

5:33 CALL THE MEETING TO ORDER – Andy Wiese, Subcommittee Chair

Andy Wiese called the meeting to order.

5:35 ROLL CALL AND APPROVAL OF THE MINUTES

Andy Wiese called the roll; see above. No minutes to approve.

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

5:39 NON-AGENDA PUBLIC COMMENT

None

5:39 SUBCOMMITTEE MEMBER COMMENT

None

5:39 Item 1 – Information Item: Focus Areas 4, 5, and 1

KW: Described the community plan update process for reference.

KW: Described Focus Area 4 (FA4) – Nobel Drive east and west of I-5. Staff is thinking about a “Main Street feel” throughout the existing shopping center, with increasing connectivity to the east side of I-5. There is a 30’ height limit west of I-5. Open the meeting to discussion.

KW: Reminded all that there will be substantial development north of La Jolla Village Drive, west of North Torrey Pines when the UCSD Future College is developed.

AD: Refers to the new Learning Neighborhood on top of the existing parking lots. We will be replacing the existing 800 parking spaces with 1200.

JM: Is there concern by Ventor?

LP: No.

DK: How much of FA4 is condos? Despite the fact that UCSD is adding beds, they are also growing. This will affect how housing is built in FA4.

KR: Appreciated LP's prior comments and does not think the 30' height limit is protecting views between Gilman Drive and Villa La Jolla.

JS: For the UCSD Future College, what are the heights?

AD: Described the buildings as 9 to 16 stories.

JS: Wonders if the Ralph's and St. Germain areas have HOA restrictions?

KW: When it comes to HOA CCRs, the City does not enforce them so it will not affect land use or zoning.

JS: Enforced or not, it may not be developable.

TG: I can look into the CCRs on the commercial properties. We have to acknowledge them, but the CPU is also a 30 year plan.

JS: Palmilla and Arriba shopping center. We have not asked La Jolla Colony about the CCR's for that property?

KW: Will do.

JS: The areas west of I-5, once you get off the trolley the streets around there are not bike friendly.

KW: Refers to the March presentation to the CPUS.

JS: Recollects this, but that was before intensifying development.

GL: Recalls that the May Co. was the single owner south of Nobel, no CCRs. May still be under one owner; same for north of Nobel. I would doubt that there are CCRs for the La Jolla Colony shopping center.

The larger question is: Is there a plan for 30' remaining in place, and one for the 30' height limit being removed? We could show what happens in the plan.

KR: This makes sense. We could look into this.

AW: Could you tell us if the Midway plan update subcommittee put the removal of their height limit on the ballot?

TG: No, the plan with and without height limit was given as alternatives. Two council members are looking at putting this on the ballot as a separate action.

AW: The City's proposal is not to overturn the height limit [for UC]. It is an appropriate place, though, for additional housing. We need to resolve the connectivity issues where Nobel traverses I-5; it is unpleasant and dangerous. Maybe be a "CAP" park across Nobel would work.

JD: Agrees a prime spot for density higher than 30'. Maybe 2-3 floors high and a nice park would work best. This is just an idea.

DK: The City is adding density but not park space. There needs to be added public space when adding density. We need to be careful about the 30' height limit. I don't know what the Midway blow back is going to be.

JS: Wants to know a lot more if the 30' limit removal is going to be considered.

KW: [Does a live poll on FA4.]

KW: Focus Area 5: Lower density mixed use along Governor Drive at Regents, Genesee, and I-805. Most of the east end of Governor is outside of a TPA.

VA: What about the Sprouts shopping mall?

KW: We don't have a specific plan, but are looking for the same planned land use changes. We'll look for opportunities, but maybe it's not the best area for redevelopment. We won't propose to remove any particular uses.

KR: The UC Sprouts market place is not transit oriented, so not a TPA. We might better use the parking lot.

GL: On the southeast corner at Governor and Regents we see the remnants of two gas stations. Maybe there is an opportunity on this corner for housing?

VA: The Church parking lot fills up on weekends.

AW: It might be worthwhile for congregations to consider parking lot housing.

GL: At the east side of Governor, the property on the west side is a Baptist church. We should consider all religious properties the same.

DiM: Two pieces of update: increased density/intensity and infrastructure improvements. I would like to see infrastructure first.

TG: FBA process looked at newer facilities needed from the 80s on. In the case of infill, DIF fees are collected. The collection of fees ahead of time won't really work with this model.

AW: Is the FBA/DIF discussion taking place as part of the CPUS? Will VMT reduce impact fees?

TG: This is still being discussed.

BB: Anyone who lives in south UC asks about the four gas stations at Governor and Genesee. The planning department needs to consider solutions for pedestrian and bike connections between north and south that do not include Genesee.

JD: Gullstrand project [UC Villages] is stalled. The owners stated that there will be no golf course but this is in the permits. We need to understand the situation with Willmark. Not every community can support low income housing.

Jeff Dusick: I live in the area and am bike commuter down to Sorrento to take the train to work. I would like the bike path through UCHS reopened. UC used to have better connectivity.

DK: I agree that four gas stations are not necessary. The north east corner owner tried to put a fast food restaurant there. The planning group turned them down. For the east end of Governor – don't spend time on that. Private market builders won't construct middle market housing. If we have not solved the funding issue, we should reconsider density.

CN: Willmark will return to present to the UCPG in July.

KW: [Does another poll on FA5.]

KW: Move to Focus Area 1 (Torrey Pines north of Genesee)

KW: This is an employment center. Most of the area is 30' [Prop D] 30' height limit, AP22 [Miramar] or transition zones.

LP: Keep in mind that this is a very important wildlife corridor. We need to protect it.

GL: Why draw the yellow [focus area boundary] lines on the east side [of Torrey Pines Rd.]? What is with the left [west] side?

KW: The west side is either institutional or park, so kept FA1 to the east.

GL: It should include all areas.

KW: It's not left out of the plan, but the focus areas are for areas of most probably change.

DK: The FA1 map is great map that shows the properties adjacent to very sensitive areas. It's important the when development occurs the building is pulled back from the boundary edges.

JM: When we had the land use forum in January, we had request for more amenities and uses outside of business hours.

AW: I'd like to reinforce what others have said. General Atomics kicked it off. The Torrey Pines reserve is one of the most unique in California. The area is a marquee location for biotech. There are possibilities for "internal" circulation as well. The west side has opportunities as well.

JS: Ditto on sensitivity issues. I think there is an issue with native species and watershed issues that are critical. North Torrey Pines floods each year. Everything needs to be studied as part of a coordinated response. We should also consider what happens if sea levels rise and we lose the connection to Del Mar to the north.

KW: [Did a poll for FA1.]

KW: Next meeting is June 16: community parks.

AW: Would like to say that the integration of the various elements of the plan is key. No way for the land uses to work without the infrastructure plans.

KW: Look for a questionnaire.

AW: Meeting adjourned.

7:15 Adjournment

Meeting adjourned.