



UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE Meeting Minutes - Tuesday, November 19, 2019

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), Roger Cavanaugh (RC), Debby Knight (DK), George Lattimer (GL), Veronica Ayesta (VA), Katie Rodolico (KR), Joanne Selleck (JS), Anu Delouri (AD), Rebecca Robinson Wood (RRW), Jason Morehead (JM), Erin Baker (EB)

Members not present:

Petr Krysl (PK), Kristin Camper (KC), Keith Jenne (KJ), Dinesh Martien (DM), Kris Kopensky (KK), Laurie Phillips (LP)

Non-voting Member:

Kristin Camper (KC).

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

City Staff:

Katie Witherspoon (KW)

Presenters:

Diego Velasco – Citythinkers – (DV)

Brad Lentz - Spurlock (BL)

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)
Public member (Public)

6:14 APPROVAL OF THE MINUTES

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

Approval of the November minutes postponed until February.

6:15 NON-AGENDA PUBLIC COMMENT

KR: Comment about the golf course at the UC Villages complex with a review of the situation. Requested that plan update not change the golf course land use designation.

DA: January 29 meeting at South UC library on aviation safety 6PM to 8PM.

LR: Candidate statement.

DC: Addressed the golf course issue. Developer is not reachable.

JuM: Anyone can contact her about issues, including Aviation Safety and the golf course. State of the council district speech will be recorded.

AH: (UCSD Planning Dept.) Tomorrow's event at UCSD at the Faculty Club on the Future College Project will be an open house format, 5-7PM, presentation at 5:30.

6:30 Item 1 INFO ITEM – Project Status.

Laura Black: Administration items. Ash Street closed. Staff working from home, with relocation of planning back at Aero. Dan Monroe is in environmental in MSCP review. KW is the new Planning Department staff member for all university community planning issues.

6:20 Item 2 INFO ITEM – Adopted Land Use - Housing

KW: Go through the project status. We will review the historic pattern of development, the basics of urban design, and present applicable building typologies. Review the timeline for the project. March will be mobility. Feb. will have more on housing (after tonight's housing discussion). Housing at the beginning 2018 is ~72K residents in ~27K DUs. Estimate is an additional 2.5K DUs. This is remaining number remaining in the current plan.

LR: Still issues with emergency access and road works.

HM: UC is two distinct communities.

RRW: Are possible DUs from east Gillman north of intersection with I5 included?

DK: Where are the 2500 units?

AW: Are UCSD students included in the 72K? Is the 2500 gathered parcel by parcel?

KW: Yes, parcel by parcel. Results next month.

PH: Big issues with students in east part of UC. Mini dorms a problem, especially with many cars associated with a residence.

DK: Students are a serious impact.

KW: Will look at all the issues with numbers.

6:40 Item 3 INFO ITEM – Mobility Corridor Survey Feedback.

KW: Survey results: 297 responses, 225 comments, 10 corridors identified. Shows a breakdown of the comment responses. Genesee is #1, Nobel #2, Regents Rd N is 3, and so forth. There will be a separate study for Governor and Regents as it is an important intersection but not a corridor.

KW: Next step will be the development of corridor “projects”.

HM: Not addressing the impacts of the lack of a bridge. Mitigation, etc.

KW: Entire network will be evaluated in the travel model. Not moving forward with the bridge.

AW: (To Tait Galloway) What will be done with the bridge removal mitigation measures?

TG: Have to get back to the group on this subject. Needs to go to environmental.

EB: History of the bridge?

AW: Reviewed the history of the removal of the Regents Road Bridge and Genesee widening bridge.

PH: Reviewed the mitigations and costs, very large.

JS: Thinks additional transportation corridors will be created as new density is added and this needs to be studied. Note that improvements in North I5 off ramp to La Jolla Colony will create new traffic patterns.

7:00 Item 4 INFO ITEM – Urban Design – Context & Building Typologies

DV: Presented his expertise and training.

DV: Why talk about Urban Design prior to Land Use Alternatives? It helps to define the choices needed when making Land Use decisions.

DV: First 5 “topics” in the presentation covered, pages 1 – 45.

DV: Q & A after presentation:

KR: When looking at superblocks it seemed that parking disappeared.

DV: No, not always, and not immediately. Building design will be a part of that.

JS: One of the comments made several meetings ago was about an Arts District. We seem to look at the green space design, but should also consider adding art routinely.

DV: Yes, can add this element.

JS: Should be everywhere.

Public: Previous plan’s bike infrastructure was botched and needs to be changed in the new plan. Really hard to walk the neighborhood due to disconnected nature.

RRW: Keep in mind the investments made in community centers, including parks and schools.

DV: Continue the presentation (page 46 to 68). Cover history of development. A particularly good idea is to read the old plans (1959, 1987).

DV: Q & A after this group of topics:

AW: One important feature not mentioned was innovative housing built. There is a history of many housing solutions representing best practices at the time in housing

KR: Original plan had no connections to UCSD, with poor connections. Reviewed the many different types of housing in south UC, many of which were highly innovative. Lots of 1000 to 1500 sq. ft. housing built.

DK: Lack of space for biking network in north UC is a huge handicap for how we can think about the transit system.

VA: Would prefer the skyline to be open space rather than tall buildings.

HP: What about sustainability and affordability issues? How does this interact with design practices? What designs can help with the homelessness problem?

DV: This is a key design concept and one of the most difficult. But there are examples of very good projects addressing this issue.

HP: There is a tension when developing the plan between what we can do and what things would look like if we started with a blank canvas.

DV: Land use decisions could put more housing close to employment.

JS: Reality is we have very little buildable land left. The remaining land gets ever more valuable making affordable housing a much bigger challenge.

GL: Comment on the market for housing. What really drove south UC is an extension of the housing in north Clairement.

RRW: Housing element does not make a connection between kinds of housing and who lives in them and how changes in households over time affect land use and design considerations.

KW: Good point. Housing element staff member will be at next month's meeting and would be interested in this comment.

DV: Building types (pages 69 to 79).

DV: Q & A after this group of topics:

LR: Residential without parking does not seem realistic.

DV: No mandate for "no parking" to be specified for new housing. This is left to the market. Charging for parking spaces give at least an idea of what it costs. How can we think about converting parking to housing over time?

DK: Not requiring parking just means people just park on the streets. Many people drive into the community, park on the streets, and take busses to UCSD. This is a big problem and a significant issue for the community.

KR: Self driving cars still need to be parked. Last mile vehicles are still cars on the road.

Public: What is the opportunity for human scale housing in north UC? What land use and design policies would help?

DV: Goes into the next discussion.

HM: City has looked into reducing parking near transit. Remember that older residents are not always able to make the distances upon which the policy is based.

DV: Building design (page 80 to 119).

DV: Q & A after topic:

JS: Transit parking will create a significant impact.

DiM: How does this get implemented? What do we have the power to do?

DV: Good question. The plan should include the elements of design that make good building possible. The plan can include more policy that will aid in design and physical space.

NG: The power is with developers, and it's hard to repurpose existing commercial development.

Public: "Must" and "Shall" are good words to find in the plan update.

Public: Show examples of buildings that work in the coastal overlay area.

KV: There will be some activity next month for focus area 3 (Nobel W of I5). Next meeting is Feb 18th. There is a zoning and land use sheet which provides a very basic outline of zoning and land use policy. Please take and study it or the on-line version. The on-line version contains links that will be used in the future.

9:00 Adjourned.