



## UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE

Meeting Minutes - Tuesday, October 20, 2020

Regular Time 5:30 PM

REMOTE MEETING VIA ZOOM

### 5:32 CALL TO ORDER / ROLL CALL BY CHAIR: Andy Wiese

AW: Calls the meeting to order and calls the roll.

#### **Roll Call:**

##### *Members present:*

Andy Wiese (AW), Keith Jenne (KJ), Roger Cavanaugh (RC), Debby Knight (DK), George Lattimer (GL), Katie Rodolico (KR), Joanne Selleck (JS), Laurie Phillips (LP), Anu Delouri (AD), Rebecca Robinson Wood (RRW), Jason Morehead (JM), Petr Krysl (PK), Dinesh Martien (DiM), Melanie Cohn (MC), Kristin Camper (KC)

##### *Members not present:*

Kris Kopensky (KK), Carol Uribe (CU), UCSD Student Rep (),

##### *Non-voting Member:*

Kristin Camper (KC).

##### *Seat Vacant:*

UC San Diego Undergraduate / Graduate Student

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

##### *City Staff:*

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

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)

Janay Kruger (JK)  
Public member (Public)

#### **APPROVAL OF THE MINUTES**

No motion to approve minutes was recorded for this meeting.

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

#### **5:40 NON-AGENDA PUBLIC COMMENT**

BB: Comment on the four service stations at Governor and Genesee, and their status. He asked for a report on budget items (grant from SANDAG), the FBA, and asked about safety and recommended that a safety subgroup be formed.

#### **SUBCOMMITTEE MEMBER COMMENT**

AW: We have discussed the four gas stations before. This information is public but we don't know who owns them or holds the leases. Suggests BB could find out who owns them. They could be invited to this meeting. The FBA is an ongoing issue with the UCPG. The FBA balance sheet is on-line.

KW: FBA funding allocation comes later in the update process. The City has a \$500K grant from SANDAG and is asking for an extension due to COVID. SB2 grant money has not been spent. Safety is on the schedule early next year.

#### **5:49 Information Item #1: Overview of Goals and Policies Process -- Katie Witherspoon**

KW: The purpose of this meeting is to approve a draft for Economic and Prosperity Goals. The draft goals were produced with discussions with staff followed by a staff review and additional input. The process for drafting the goals is the same process used for Open Space (see meeting 09/29/2020). The draft goals were sent to the subcommittee for advance review.

KW: Inputs to the new Community Plan (CP) are the General Plan (GP), Climate Action Plan (CAP), and current CP. Each was reviewed. The Community Plan Economic Prosperity Element (CEPE) is derived from the General Plan EPE.

The Draft Economic Prosperity Goals are:

1. A major employment center for the San Diego region.
2. A diverse, resilient, and vibrant economy which attracts and retains employers and employees, contributes to the community, and is characterized by equity and economic opportunity for all.
3. A balanced mix of jobs and housing choices that meet the needs of a diversified economy and that provides options for employees to walk, bike, or take transit to their job.
4. A mix of land uses that support education, healthcare, scientific research, and other base sector industries.
5. A mix of neighborhood, community, and regional-serving commercial land uses that provide goods and services for residents and businesses.

KW: Summarized the Element and goals. We are in the University/Sorrento Mesa Regional Development Area. There is Prime Industrial on the north side of the plan area. It is done with an overlay, not zoning. The CP economic goals were reviewed which are typically focused on traditional land uses. The “Draft Economic Goals Guiding Principles” were reviewed.

LP: I am surprised that manufacturing is called out in the current CP. Some bio-remediation activities are “physical products”.

JM: Reagents are not really considered manufacturing.

LP: I don’t really see traditional manufacturing as part of this community.

JM: I would not want to exclude new facilities creation or manufacturing.

MC: I don’t really believe in the City’s categories – these are mostly self-described.

DV: Manufacturing is not excluded in the Prime Industrial Overlay.

KW: We are not really talking about zoning here, just goals.

AW: GL can provide historical perspective.

GL: The second bullet point on slide 21: protecting the land was a question of money as we did not want rich manufacturing buying up all the Prime Industrial lands.

MC: Prime Industrial includes R&D, manufacturing, and industrial and corporate headquarters > 40K square feet.

KW: Good point that manufacturing and industrial are not synonymous.

KW: Covered Goals and Policies, explaining what is and is not part of each. Goals are general statements or desired outcomes; policies are specific, actionable items to achieve the goals.

**6:10 Goal #1: A major employment center for the San Diego region.**

AW: Likes the goal but wants something more descriptive of the innovation economy that we have in the plan area. Add “innovative” rather than just “center”.

DK: Wondering about innovation: UCSD is a big employer. What about education?

KW: Asked AW for his suggested goals. Some goals will be addressed at the policy level. Read AW’s goals.

AW: A major center for employment and innovation for the San Diego region.

Restated: A major center for employment and innovation for the San Diego region.

JM: Education is sort of captured elsewhere. We would like to indicate that the academic feeds the innovation.

KW: “Innovation” was to keep it general.

AW: The more we specify the more we limit.

JM: We want to emphasize the innovation rather than just employment.

KW: MC says that “innovation” does not really refer to biotech or medical/life sciences.

JS: If we add “research” does this work?

KW: To keep Goal #4 or augment Goal #1 is the choice.

MC: She spends a lot of time differentiating life sciences from “tech”.

KR: Include “innovation and research”?

KW: Look up Kendall Square (Boston).

MC: Is OK with just “innovation”. Don’t capitalize it.

Chris (attendee): Whether we are talking about retail or tech, the area is innovative regardless of activity or industry.

6:28 **Goal #2: A diverse, resilient, and vibrant economy which attracts and retains employers and employees, contributes to the community, and is characterized by equity and economic opportunity for all.**

JS: “Employers and Employees” (E&E)? Maybe “businesses” is better.

KW: E&E references the general plan.

LP: How about E&E changed to “Employment”?

KR: There will continue to be employees post-pandemic.

MC: There is a very wide variety of employers.

DiM: "Employees" should stay.

JS: Noted the decline in employment in San Francisco and the Bay Area. Post pandemic an area's cost will matter.

MC: Life sciences are essential; employees still go to work due to the nature of that work.

AW: Agrees with DiM, likes "economic opportunity for all".

DK: Packing too much into the area is not desirable.

KW: Discussed "economic opportunity for all" in more detail.

DK: Not sure how much the city or UC has control over.

KW: Would like this to be a short document.

MC: You could argue that no part of the document is enforceable.

LP: Setting a goal that is not actionable means it belongs elsewhere.

KW: Why?

LP: Employment and diversity is determined by law and elsewhere.

KW: Would challenge you to consider this question every day. An actionable item for future projects would be "access to transit".

LP: We work every day as employers on pay and equity. She likes the comment on access to transit.

KW: American Planners Association policies make good reading!

Stephanie Saathoff: "Strive" should be added.

6:48 **Goal #3: A balanced mix of jobs and housing choices that meet the needs of a diversified economy and that provides options for employees to walk, bike, or take transit to their job.**

KW: The inclusion of "walk, bike, or take transit" is intentional.

AW: (Typed in a goal into the chat). A balanced mix of jobs and housing choices that meet the needs of a diversified economy, promotes smart growth, and provide options for employees to walk, bike, or take transit to their job.

DiM: Where are the “inputs” coming from? This affects the sort of thing that gets built going forward.

JS: Add “robust” before “options”.

AW: Likes the goal. Outlines “smart growth”. This language names the other elements of this goal. We could add “protects environmental quality” after “Smart Growth.” [‘promotes smart growth, protects environmental quality, and’]

AW: This brings in GP goals, smart growth grant, and reflects how projects might be evaluated in the future.

DK: “Environmental quality” is broad but needs to be included: “protects environment and environmental quality”.

RC: Environment is a priority in everything we do. Add “create a safe and healthy community as a separate goal.

KW: Don’t we have this in Land Use?

RC: Add it as a separate goal.

KR: Does it make sense to have this in Economic Prosperity Goals? Having it as a separate goal is probably not what we want.

RC: Leave it as an open question.

JS: Thinks RC’s comment is important. Adding safety is important.

RC: He will take a look at this.

JM: Before we dive too deep, there are a lot of regulations that are currently in place. Many businesses in the IP area have 12 regulatory agencies.

AW: “Safe and healthy” is critical. We need to find out where other communities put this in their plans.

JM: Supports “safe and healthy” as well.

**7:03 Goal #4: A mix of land uses that support education, healthcare, scientific research, and other base sector industries.**

JS: Define “base sector”.

KW: An “economic development” term. Exporting?

AW: Money is made from external commerce.

KW: “The *Base Sector* is a group of local firms that are entirely dependent on external factors such as

export and other non-local firms“.

DK: Do we have to include “base sector industries”?

KW: Terms such as “base sectors and other industries” will be defined in the plan.

AW: “Base sector” is a term of art. UCSD brings in tens of billions of dollars, so it is clearly base sector. Some of health care is base sector but most is not.

LL and MC: Would keep as “other base sector”. Health care is not a base sector. Look in the general plan.

Goal #5: **A mix of neighborhood, community, and regional-serving commercial land uses that provide goods and services for residents and businesses.**

AW: Goal is kind of bland. We should aspire to more than ‘a mix.’

AW: “Attractive, vibrant, and accessible commercial uses serving neighborhoods, community and regional needs...”?

JS: Add “diverse” into the mix.

AW: “Centers” is better than “uses”.

MC: Amenities closer to employers is a goal.

AW: Likes this, so maybe “uses” are better than “centers”.

LP: Does “Regional serving” serve neighborhoods, too?

KW: More like UTC. “Community” is more local.

KW: Back to goal #4. Add “scientific research” after health care.

LP: Did the City define R&D as a current objective in the Community Plan?

JM: “Scientific R&D” was the term used.

MC: Might be useful to use the same terminology as in the GP.

LP: Developing products is very important.

MC: Change R&D to “scientific R&D” everywhere in the document for consistency.

KW: Next meeting. She is looking at cancelling the next meeting and presenting the data on remaining development potential in the plan area in December.

KW: 5:30 to 7:30 will be the meeting time from now on.

KW: December 8 at 5:30 will be the next meeting.

**7:35 Meeting adjourned.**