

Annual Report for

**University Community Planning Group
For April 2020 through March 2021**

Prepared for the City of San Diego Planning Department

Reference: Administrative Guide for CP 600-24, Attachment E

Approved by the UCPG Board on 00 July 2021

Section I: Introduction

The University Community Planning Group had four officers for 2020-2021:

- | | |
|--------------------------|-----------------|
| 1. Chair: | Chris Nielsen |
| 2. Vice Chair: | Roger Cavanaugh |
| 3. Secretary: | Kristie Miller |
| 4. Membership Secretary: | Anu Delouri |

The UCPG has no standing subcommittees. It has five Ad Hoc subcommittees: Cell Tower, Costa Verde Redevelopment, Towne Centre View, Seritage, and Community Plan Update Subcommittee.

Section II: Administrative Matters, Covid-19

The information in this report is substantiated by the approved Minutes found in Appendix C.

The UCPG held 9 regularly scheduled meetings and no special meetings. The September UCPG meeting was changed from September 8 to September 15 to permit review of the Costa Verde Final EIR and accommodate Regency's schedule.

All meetings during the period were held virtually using Zoom due to the Covid-19 emergency. The April 2020 meeting was not held while these arrangements were put in place, but multiple Costa Verde Revitalization Subcommittee meetings were held in the month of April and May in its place.

There were 19 of 20 voting seats filled during the report period. Erin Baker filled the UC San Diego Student Representative seat until graduation in June. UC San Diego Student Government replaced her with two representatives, Andy Zhao for the UCPG, and Abbey Reuter for the Plan Update Subcommittee. In January 2021, Neil DeRamos replaced Dan McCurdy as Irvine Co. business Board member.

Katie Witherspoon, Planning Department Senior Planner, remains our UCPG and Community Plan Update planner.

There were no revisions to the Bylaws or policies.

Rosters for the beginning and ending of the planning group year are given in Appendix B.

Section III: Members Summary

There were no instances of an inability to conduct business at meeting due to lack of a quorum. The UCPG had 3457 residential and 49 business members eligible to vote in the March 2021 UCPG board election. [VERIFY March 2021 membership]

The UCPG board election was held on March 12, 2020, just prior to the imposition of emergency provisions for the Covid-19 pandemic. Elections were held again on March 9, 2021, for the 2021-2022 period. Contactless, outdoor, voting was provided on the regular election night outside at our normal, but empty, meeting location. We also added four additional days of early voting. A copy of the March 2021 extraordinary voting procedures is included as Appendix A.

Section IV: Community-Wide Projects

The UCPG is judged by the community primarily on its deliberations and actions on numerous large, complex, community projects and policy. The UCPG is proud to have participated in discussions and decisions covering some of the following important community projects:

University Community Plan Update

The University Community Plan was last updated in 1987, and the City has authorized a new plan update. This process was begun in January of 2019 and continued during the reporting period April 2020 through March 2021.

The UCPUS met eleven times between April 2020 and March 2021 with all meetings held virtually due to the COVID-19 pandemic. The principal topics covered for each meeting were:

- April 2020 – Housing & Economic Trends, Urban Design Framework, and Forum Feedback
- May 2020 – Focus Area Vision Part I
- June 2, 2020 – Focus Area Vision Part II
- June 2020 – Parks and Recreation Discussion
- July 2020 – Open Space, Habitat, and Trails Discussion
- September 2020 – Open Space and Conservation Goals
- October 2020 – Economic Prosperity Goals
- December 2020 – Draft Adopted Plan Buildout Report Discussion

- January 2021 – Public Facilities and Safety Goals
- February 2021 – Mobility Goals and Draft Corridor Concepts
- March 2021 – Urban Design Concepts I

The City maintains a complete set of documents, including minutes, for each UCPUS meeting here:

<https://www.sandiego.gov/planning/community/cpu/university/subcommittee-university-documents>

Coastal Rail Trail / Gilman Drive CIP Project

In September 2019, the City presented a project to connect the bicycle path along I-5 at La Jolla Colony Dr. to Gilman Dr. In November 2020, the City came back to the UCPG with a revised proposal. The CRT is a complex project that attempts to expand bicycle ridership to a wider audience than just “expert level” riders, and there is conflict between various bicycle groups. The UCPG required two meetings to understand the issues with this project and make recommendations to the City that were largely incorporated into the project between the November and January UCPG meetings. The UCPG unanimously recommended the Coastal Rail Trail CIP project to the City at its January meeting.

Coastal Rail Trail / Gilman Drive CIP Project

In February 2020, Regency Centers and Alexandria Real Estate presented a revision to an initial 2016 Regency Centers project, replacing the expansion of the 178,000 sq. ft. retail space by 125,000 sq. ft. with a new, mixed use project consisting of renovating the existing retail space while adding 40,000 sq. ft. of office space, 360,000 sq. ft. of research and development, a 125,000 square foot, 200-room hotel, and substantial underground parking.

This project was released as a Draft EIR on March 12, 2020, the day the state shut down due to the COVID-19 pandemic. The UCPG did not hold its regular April meeting, but instead held a virtual Costa Verde Subcommittee meeting in its place. Five subcommittee meetings were held

leading up to a comment letter approved by the UCPG at its May 12 meeting and submitted to the City. An additional 45 days were given by Regency and Alexandria, in addition to hours of staff and consultant time during subcommittee meetings, to complete the evaluation and comment on the Draft EIR. The project was recommended by the UCPG at a its meeting on September 15, 2020.

Mid Coast Trolley Project

The Mid Coast Trolley project is scheduled for revenue service in November 2021. During the year from April 2020 to March 2021, work continued at many of the Trolley stations in the University Community. The Nobel Station parking structure neared completion, as did the new entry and exit from Nobel to the parking lot. Rail tracks were finished throughout the system and electrified. Voit Drive was closed for an extended period time to finish the intersection of Campus Point Drive and Voit Drive and construct the La Jolla UC San Diego Medicine Trolley Station, along with supporting infrastructure. The Trolley was over 90% complete at the end of the reporting period.

University Community Open Space

The UCPG advocates for increasing and protecting open space and habitat in our community when the opportunity arises but was unable to add dedicated open space in the reporting year. The UCPG passed a resolution in July unanimously reiterating its support for the permanent preservation (through parkland dedication or other effective means) of a series of City-owned parcels within the UC plan area (see July minutes, Appendix C).

The UCPG does screen each project presented to it for appropriate, location specific, San Diego native plants in their landscape plans. In most instances, a recommendation for approval is made conditional on appropriate plant selection. Projects are also screened for their effect on nearby open space, including lighting, storm water, and bird strikes. The protection of open space parcels begins with proper plant selection for projects adjacent to them.

University Community Plan Area Housing

Housing construction in progress in the University Community Plan Area is a result of projects submitted to the UCPG prior to April 2019 or approved by UC San Diego for their campus.

Approximately [115] apartment units were completed in the Monte Verde (Costa Verde Specific Plan zone) in the reporting period.

The North Torrey Pines Living and Learning Center at UC San Diego completed construction of 2,000 beds in December of 2020 to accommodate undergraduate students for that College.

University Community Public Safety Facilities

On September 15, 2020, an Information Item was presented at the UCPG detailing the procedures for determining the Design/Build team for the Torrey Pines Fire Station, formerly called the UC San Diego Fire Station. Input was gathered on the aspects of design and placement of the fire station, as well as landscaping. All are important to the community. In January 2021, the UCPG Chair participated in the selection of the Design/Build team as a panelist. The fire station is due completion in early 2023.

Section V: Summary of Development Project Review and Community Projects

The tables below summarize the development projects, community plan amendment initiations, and major information presentations given to the UCPG on topics of community interest.

The UCPG heard presentations for three final project recommendations comprising a total of 940,000 square feet and representing an increase of 525,000 square feet of development intensity. All three were recommended for approved.

The UCPG heard information items covering three large projects totaling 3,265,000 square feet, representing an increase of 706,000 square feet of development intensity. These projects are likely to request final project recommendations in the next reporting year 2021-2022.

The UCPG heard two community plan amendment initiations, BIOMED Towne Centre View and Seritage. The UCPG recommended the BIOMED Towne Centre View plan initiation. Applicants generally do not propose a project when requesting a plan amendment, but BIOMED did show a development plan totaling 1,000,000 square feet, an increase of 610,000 square feet of development intensity. A Towne Centre View UCPG subcommittee was formed to work with BIOMED on this project. We recommended against the Seritage plan initiation. Even though developers are not required to present a development plan for a plan initiation, the UCPG felt that the Seritage's concept for the site was poorly realized and needed further study. The UCPG did establish a subcommittee to work with Seritage as they revise their plan initiation.

Votes and discussion of each Project are to be found in the Minutes in Appendix C. Approximately 155,000 square feet of commercial development projects were presented to UCPG and recommended for approved.

Table 1
Summary of UCPG Action Items, 04/2020 through 03/2021
Part 1 of 2

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action	Recommend Approval?
05/12/20	477946	Costa Verde	DEIR Comment Regency ARE	703K (Incr. of 525K)	DEIR Letter	Approved DEIR Letter
06/09/20		Citywide	Complete Com. M&H		Letter	Oppose
06/09/20		Citywide	Parks Master Plan / CC-PE		Letter	Oppose and Delay
07/14/20	624751	Towne Centre View	Plan Amendment Initiation BIOMED	1000K (Incr. Of 610K)	CPAI	Yes
07/14/20		January Pl N. UC	Three street lights		Letter	Yes
07/14/20		UC Open Space	Preserve Open Space		Letter	Support
08/11/20		La Jolla Colony	Trolley Noise Complaint		Letter	Support
08/11/20	658398	Callan Rd.	Healthpeak R&D Campus	232K (Zero Incr.)	CDP NDP SDP	Yes
09/15/20		Torreayana Rd. / Sci. Park Rd.	Stop Sign		Letter	Yes
09/15/20	477946	Costa Verde	Final Project Approval Regency ARE	703K (Incr. of 525K)	CDP NDP CPA	Yes
10/10/20			UCPG Annual Report		Report	Yes
11/10/20	624751	Towne Centre Dr.	TCV Subcom. Formation			Yes
11/10/20	644885	Gilman Dr.	Coastal Rail Trail		CIP-5	Continued To Jan. 2021

Table 1
Summary of UCPG Action Items, 04/2020 through 03/2021
Part 2 of 2

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action	Recommend Approval?
01/12/21	644885	Gilman Dr	Coastal Rail Trail		CIP-5	Yes
01/12/21	658226	6270 Miramar	Express Car Wash	5K	SDP	Yes
02/09/21		UCPG	Election Procedures		Post on UCPG Web	Yes
02/09/21	624751	East U.T.C. Site	Plan Amendment Initiation Seritage		CPAI	No
03/09/21	UCSD/ CA ST. REGS APPLY	Villa La Jolla / LJ Village Dr	LJIC – 7 Story Development Draft EIR Comment		Letter To UC Regent	No

Table 2
Summary of UCPG Major Development Project Information Items,
04/2020 through 03/2021

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action
06/09/20	647676	9363-93 Towne Centre Drive	Podium 93 ARE	605K (Incr. by 138K)	SDP PDP CPA
02/09/21	651935	4242 Campus Pt.	“Campus Point 2” ARE	1902K (Incr. by 228K)	SDP
03/09/21	660043	Science Park Rd.	One Alexandria Square ARE	758K (Incr. by 330K)	Post on UCPG Web

Table 3
Summary of Community Plan Amendment Initiations
April 2020 – March 2021

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action	Recommend Approval?
07/14/20	624751	Towne Centre View	Plan Amendment Initiation	1000K (Incr. Of 610K)	CPAI	Yes
02/09/21		East End of UTC site	Community Plan Initiation		CPAI	No

Table 4
Summary of Major Non-Project Information Item Presentations
April 2020 – March 2021

Meeting	Location	Description
08/11/20	6345 Gullstrand	Vegetation and landscape destruction/ Golf course removal
09/15/20	Midway Plan Area	Measure F Height Limit Removal
10/13/20	Torrey Pines State Reserve	Review biology, invasive species, critical issues
10/13/20	Penasquitos Lagoon	Review biology, invasive species, critical issues
11/10/20	MCAS Miramar	AICUZ: Noise, Land Use Policy, Flight Paths
02/09/21	University City	Pure Water Project Info

APPENDIX A – March 2021 Voting Procedures

University Community Planning Group Notice of Elections for the Executive Board

March 9, 2021

The University Community Planning Group (UCPG) will hold its election for three residential and three business seats for three-year terms beginning April 13, 2021.

Where can I get a ballot?

Ballots will be available on the UCPG's City web site beginning February 24 here:

<https://www.sandiego.gov/planning/community/profiles/university/agendas>

Which ballot do I use? (You may choose only one)

Residential Seat Ballots:

2021_UCPG_Ballot_District_1_RESIDENT_SEAT_B

2021_UCPG_Ballot_District_2_RESIDENT_SEAT_B

2021_UCPG_Ballot_District_3_RESIDENT_SEAT_B

Business Seat Ballots:

2021_UCPG_Ballot_District_1_BUSINESS_SEAT_B

2021_UCPG_Ballot_District_2_BUSINESS_SEAT_B

2021_UCPG_Ballot_District_3_BUSINESS_SEAT_B

Not sure of your district? See the map on page 3.

How do I fill out the ballot?

- Download the correct ballot.
- Print the first page of the ballot.
- Make your vote selection on the TOP half of the ballot.
- Write your name and address LEGIBLY on the bottom half of the ballot.
- Cut the sheet along the indicated line on the ballot.
- Place the TOP half of the ballot into a sealed envelope that you provide.
- Place the BOTTOM half of the ballot and the sealed envelope with the top half of the ballot into a second envelope that you provide.
- Place the SECOND envelope into the BALLOT BOX, located at 10300 Campus Point Drive at the west entrance of the building. See page 4.

Where do I drop my ballot?

A ballot box will be available OUTSIDE the west entrance of the Alexandria building at 10300 Campus Point Drive. This building is where we held our in-person UCPG meetings.

Not sure where this is? See the map on page 4.

When can I drop off my ballot?

Four opportunities to drop off your ballot have been provided below in addition to in-person voting that will occur on the date of the March 9 UCPG Meeting (similar to previous years). The opportunity to drop off ballots is also available on that day.

Tuesday March 2 from 11AM to 6PM staffed.	Drop off ONLY ; voting site not available.
Wednesday March 3 from 11AM to 6PM staffed.	Drop off ONLY ; voting site not available.
Thursday March 4 from 11AM to 6PM staffed.	Drop off ONLY ; voting site not available.
Monday March 8 from 11AM to 6PM staffed.	Drop off ONLY ; voting site not available.
Tuesday March 9 from 5PM to 8PM are available.	In person voting is available. Ballots available. Drop off is available.

How can I vote In Person?

For those who would like to vote “in person”, UCPG Election Committee - staffed voting tables will be available on Tuesday March 9 from 5PM to 8PM at the Alexandria location above.

COVID Reminders

Voting procedures are governed by COVID guidelines from the City and State; masks and social distancing are REQUIRED for any in-person interactions. You must adhere to these guidelines to be allowed to turn in your ballot.

Counting the Vote

All votes, early and in person, will be tabulated on March 9 and reported after the close of the election, shortly after 8PM at the UCPG meeting. The City mandates all results from planning group elections be reported prior to the end of the March 2021 meeting.

Community Plan Area District Boundaries

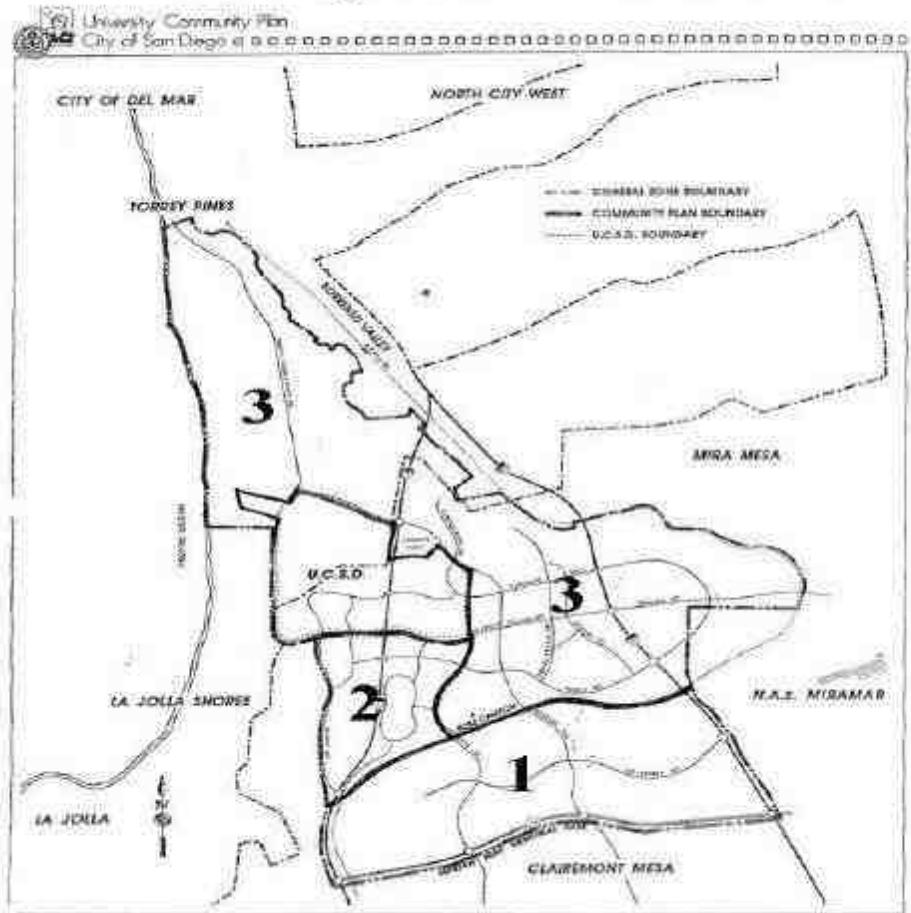


Exhibit C

District 1 is south UC: south of Rose Canyon between I-5 and I-805 and north of SR-52.

District 2 is north of Rose Canyon between I-5 and Regents Road, south of La Jolla Village Drive.

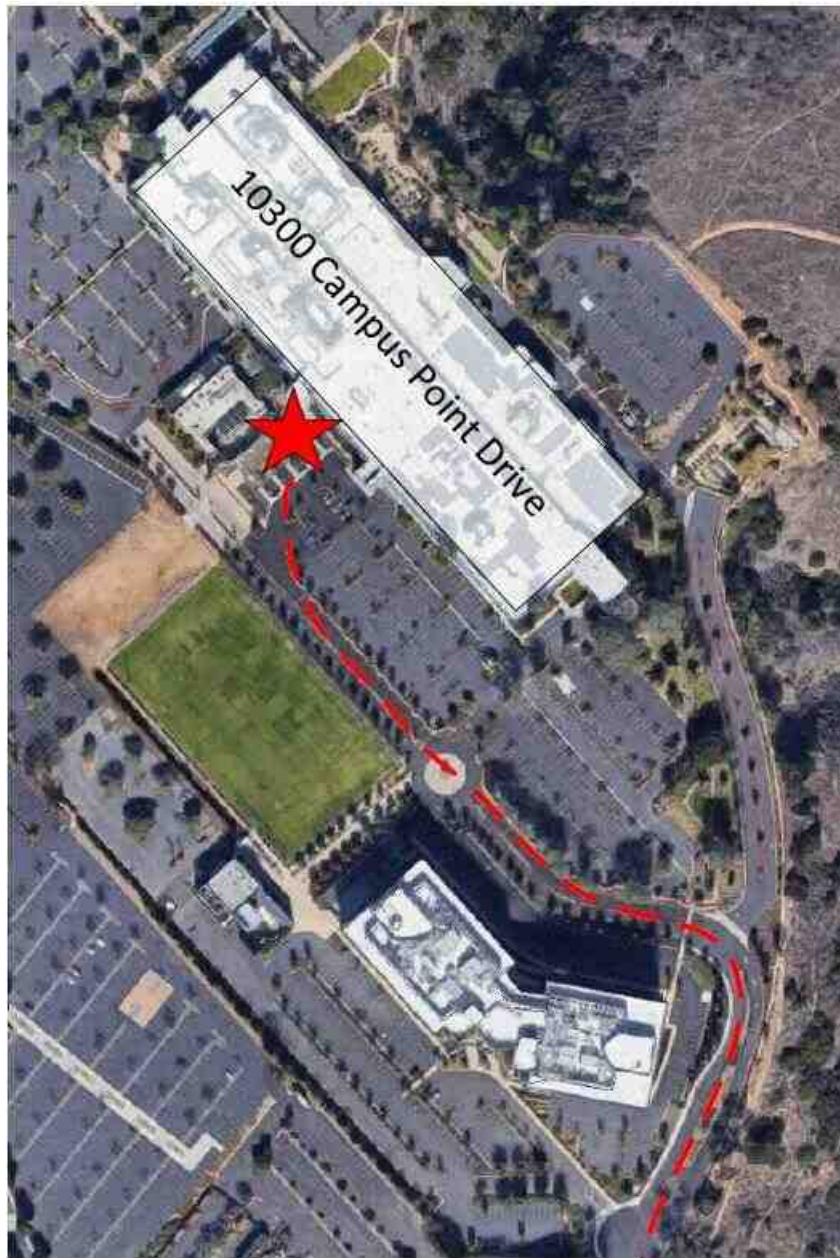
District 3 is north of Rose Canyon, everything in the plan area not covered by District 2.

University Community Planning Group 2021 Voting Location
10300 Campus Point Drive, West Side of Building

10300 Campus Point Drive



Take Genesee Avenue to Campus Point Drive, veering left at the end.



Voting Location is marked by the **RED STAR**

APPENDIX B - ROSTERS

ROSTER FOR 2019-2020 ANNUAL REPORT AT START OF PLANNING GROUP
YEAR

UNIVERSITY COMMUNITY PLANNING GROUP
Executive Committee (*updated 04/01/20*)

Voting Members (20)

Meagan Beale (R1-A)
(2011 / 2021)*
meagan.beale@doj.ca.gov

Andrew Wiese (R1-B)
(2012 / 2021)
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Nancy Groves (R1-C)
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CHAIR
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Joann Selleck (R2-B)
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Jon Arenz (R3-C)
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VICE CHAIR

Roger Cavnaugh (R3-B)
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Carol Uribe (B1-A)

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Caryl Lees Witte (B1-B)

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SECRETARY

Kristie Miller (B1-C)
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Rebecca Robinson Wood(B2-B)

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Dan McCurdy (B2-C)

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[Vacant] (B3-A)**Amber Ter-Vrugt (B3-B)**

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Jason Moorhead (B3-C)

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Peter Krysl (UCSD Faculty/Staff)
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Erin Baker (UCSD Student Rep)
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Non-Voting Members (2):

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Anu Delouri
(UCSD Administration)**
UCSD Physical & Community Planning
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Charles Dockery (MCAS-Miramar)**
Kristin Camper (MCAS Miramar)**
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City of San Diego Staff
Katie Witherspoon
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katiew@sandiego.gov

* (Start of Exec. Comm. Membership / Current Term Ends)

** UCSD & MCAS-M Members serve at pleasure of appointing authority

ROSTER FOR 2019-2020 ANNUAL REPORT AT END OF PLANNING GROUP YEAR

UNIVERSITY COMMUNITY PLANNING GROUP
Executive Committee (updated 03/31/21)

Voting Members (20)

Meagan Beale (R1-A)
(2011 / 2021)*
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Andrew Wiese (R1-B)

(2012 / 2021)
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Jon Arenz (R3-C)
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Caryl Lees Witte (B1-B)
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Rebecca Robinson Wood(B2-B)
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Neil DeRamos (B2-C)
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Amber Ter-Vrugt (B3-B)
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Peter Krysl (UCSD Faculty/Staff)
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Andy Zhao (UCSD Student Rep)
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Non-Voting Members (2):

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Charles Dockery (MCAS-Miramar)**

Kristin Camper (MCAS Miramar)**

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Katie Witherspoon

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* (Start of Exec. Comm. Membership / Current Term Ends)

** UCSD & MCAS-M Members serve at pleasure of appointing authority

APPENDIX C – UCPG MEETING MINUTES

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Virtual Meeting Via Zoom
6:09 P.M. May 12th 2020

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Dan McCurdy (DM), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasser (AN), Rebecca Robinson (RR), Jon Arenz (JA), Amber Ter-Vrugt(ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Erin Baker (EB), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning)

Not present summary: Amber Ter-Vrugt (ATV), Jon Arenz (JA), Kristin Camper (KC), Petr Krysl (PK), Erin Baker (EB)

Seat vacant: Business 3 (was held by Ryan Perry).

1. **Call the Meeting to Order:** Chris Nielsen 6:09 pm
2. **Pledge of Allegiance followed by a Moment of Silence**
3. **Agenda:** Call for additions/deletions: Adoption –

Approve the Agenda by Acclamation Vote:

4. Approval of Minutes from Mar 10, 2020. Adoption -

Motion: Motion to approve the minutes by ML seconded by JS

Vote: Yes: 9 No: 0 Abstain: 4, Chair not voting, motion passed.

5. Welcome of New members – **Carol Uribe**

UCPG Re-elect the Board:

Chris Nielsen – Chair – adopted by acclamation

Roger Cavanaugh – Vice Chair – adopted by acclamation

Kristie Miller – Secretary – adopted by acclamation

Anu Delouri – Membership Secretary – adopted by acclamation

6. **Announcements: Chair Report and CPC Report -**

7. PRESENTATIONS:

A. Councilmember Barbara Bry Rep – Justine Murray for District 1

- a. Thank you to CN, KW and AW – thank you for making a great community
- b. COVID-19 Updates – Resources. Daily meetings to start now 3 to 4 times per week. Nurses and Teachers Webinars. Info to help
- c. Budget hearing – just happened last week
- d. Neighborhood Services – Should be available so call if there are issues or emails

B. Membership – AD – UCPG: sign up to be a member.
Membership does not expire.

C. CPU Process by the Plan Update Subcommittee – AW

Zoomed last month with 65 people able to join. See the community plan website planuniversity.org for agendas, minutes, and presentations.

The presentations by the city were: 1) Economic Design, 2) Housing Design, and 3) Urban design.

Next meeting will be May 19th, detailing the 5 focus areas to work on with the planning and design consultants. The Focus Areas are:

- 1) Torrey Pines Rd.
- 2) Tech Parks – Campus Pointe
- 3) UTC Core area
- 4) Nobel straddling I-5, and 5) south UC.

We will craft a tool for online set of options for different scale and density to give the community

D. Planning Department- Katie Witherspoon – 90% of the Planning department is working from home. – this may cause delays

- Plan Update Project is moving forward with online engagement
- If people have other in person suggestions please email Katie
- Parks and open space master plan – talking about this in June

Community member – Housing city wide will be talked about next city planning commission meeting

IK – CPU helps implement the city plan. So how does the housing plan affect UC Plan? Long Range Plan – 20 – 30 years down the road?

8. Public Comment: Non-Agenda Items (3-minute limit)

- a. Louis Rodolico – See appendix A following these minutes
- b. Joe La Cava – appreciates us volunteering
- c. Barry Bernstein – UCCA President – next meeting 5/13 Virtual with Zoom:
CN from UCPG will speak, Mark Salata from EDUCATE will speak, Ruth DeSantis from UCCF, and John Lee Evans will speak.
- d. Will Moore – City Budget still needs to be funded – running for District #1

9. Action Item: Costa Verde DEIR Comment Letter

The UCPG must edit, amend, and approve a comment letter to the City for the Costa Verde Draft EIR based on a draft comment letter produced by the Costa Verde subcommittee. The deadline is Tuesday May 26. CN recommends that the UCPG appoint a couple of people to help him with the letter after the UCPG approves a draft.

Review of the DEIR and the Costa Verde Subcommittee comments:

Scoping: The original scoping meetings were held in 2016 for a much different project. The City should comment on how much a project needs to change in order for a new scoping meeting to be required.

Traffic: This is the primary impact this project will have on the community. Noted were:

- Proposed project will lead to large traffic in a congested area and looked at several alternatives
- Draft EIR – climate action plan
- Transportation demand issues – proposed mitigations
- Biking in the area – develop a methodology
- Parking – where? In the neighborhoods?
- Pedestrian Safety

Community Member comment – Louis Rodolico – Parking needs to be larger, because employees will park in the neighborhoods

Debbie Knight – Traffic Study – negative impact of Project on Traffic need to be reduced and positive should be increased. Development Rights – city has to give them these rights and there is a major benefit for the community to have the rights increase.

A- The project is in a transit priority and dense area so you would hope there would be fewer people driving and higher mode share but 13% only - walking / biking / transit with a Climate Action Plan goal of 20%.

B- No green house gas analysis – city gives their approval via a check list. Not a lot of TDMs proposed. Need more climate action plan check list items on their TDM plan.
CN – we have asked the city to comment on each TDM, that the DEIR should set measurable goals for each TDM, and if TDM is not measurable then why?

Comment: Are you going to charge market rate parking to employees / workers as well?

John Murphy: it is written into the leases of the businesses.

Comment: For pay parking – should all employees, salaried and hourly, pay the same for parking?

C-Bike issues – Community Plan issue – Area problem

Draft EIR should note how un bikeable the CV area is – needs to be bike friendly

Costa Verde is bike friendly but AREA is not

City must make a serious comment about bikes

Debbie Knight – Costa Verde is a bikeable island in a sea dangerous for biking.

The DEIR does not describe a solution for the lack of bike friendly roads and infrastructure in the neighborhood of the project.

IK – mitigation/alternatives could make Nobel bikeable from the University

AW – CPU – shows pictures depicting the idea or possibilities of what this might be for Nobel Drive, but this is not concrete at this point.

IK – what about some kind bike infrastructure / mitigation bank?

What is the project going to give back to the community – not a park? Maybe they could add 1 mile of bike lane?

D – Draft EIR – has adequately handled pedestrian safety – especially on S. Genesee and N. Nobel

Community Member – Louis Rodolico proposes garage in this development as a conflagration shelter from fire.

Response: project approval or denial letter should handle these things

JS: Bike lanes yes, but we don't really have the ability to make the Developer do this.

Community Member: We need jobs – this Developer is willing to pay for this major development that will bring jobs to this community.

AW and CN – visual section of the comment letter should be removed

We need the Draft EIR comment on overall design cohesiveness so Regency sores will look like the Alexandria buildings.

John Murphy – Rendering might look different but same designer and will be integrated and look like it should in the middle of the community – Open Air Center

Dan Ryan (Alexandria) – we are local, not outside but inside the community

IK – more space to carry out community functions. Life Science business/Alexandria – More to life sciences than tech.

E. Noise Impact – treats skilled nursing at the corner as a sound receptor and should be treated as an appropriately sensitive receptor.

The DEIR should include mitigation measures with the City for the record

Truck noise, specifically heavy construction noise, is an important impact.

Debbie Knight – Greatest noise impact is found at Genesee and Nobel.

Tamara Milic (CV subcommittee member): How does the Draft EIR address the construction traffic and heavy truck noise?

-3 years of construction – 140 to 160 heavy trucks per day coming and going with this split of heavy truck traffic:

1 – 40% LJ Village Dr to 805

2 – 40% Nobel to 805

3 – 20 % Genesee to 52

We need the Draft EIR comment to recommend moving trucks to LJ Village Dr from Nobel Dr.

This takes away noise from residential to make commercial noise on LJ Village Dr.

Stephanie Boudreau (CV Subcommittee) – CN should make this change.

There should also be an operation noise measurement of current CV center for 12 hours to more accurately measure noise on project.

Lou Rodolico: There should be additional noise and dust appendices

F. Last topic – Storm water (EB and JA they are not present)

Question: How will Chevron and McDonald's water runoff be handled?

Answer: All water runoff, no matter the source, will go into the storm water recovery system.

Visitor comment – Dike Anyiwo – Regional Chamber of Commerce – supported the project unanimously.

Community member – Melanie Cohn, a director with BIOCOM, supports this project as proposed. We need more Life Sciences.

NG and AW - What do we need to do for the letter?

AW - Supports the letter and it is a better project – Traffic transit, mode share and mixed uses.

-Highly suggests – get to 20 % mode share from 13 % mode share

-encourage to find housing – Residential – people should be able to walk to work

CN – the 13 % number comes from SANDAG – TDM is disappointing proposal

John Murphy – Shankar – traffic engineer

-Ran a model with SANDAG – they came up with 13% model, approved by the city

- multi modal – because people will park once and walk to lunch and shop

- Business walk to retrain customers to the Regency portion

CN – Need to make sure TDMs are real so city can measure – non driving mode shares

Debbie Knight and JS will volunteer to help make the letter clear and uniform

IK – added noise impact of comment reroute heavy truck traffic away from Nobel

JS – Comment needs to very clearly state that design cohesion and consistency needed.

Motion: Move to approve the letter content by IK seconded by AW. DK and JS are to assist in the final preparation of the letter.

Vote: Yes: 13 No: 0 Recusal: 1 (JM, reason: employed by ARE), Chair not voting, motion passed.

A copy of the draft comment letter to be finalized by CN, DK, and JS is in Appendix B. The finalized copy of the comment letter will be found in the published EIR.

Next steps – submit by 5/26 – city will comment on our comments – then final EIR 7/20 (estimate by Regency). Function of now quickly city moves

This may necessitate a meeting in August. CN asks UCPG board for objections – none. We may need to think about August an August meeting.

14. **Adjournment** at 8:23 pm. Next meeting will be June 9, 2020

Thank you, Chris

Appendix A – Public Comments

Public comment by Lou Rodolico

I'll start with a recent statement from our previous U.S. President, quote: "we are fighting long term trends: being selfish, being tribal, being divided and seeing others as the enemy, these have become a stronger impulse in American life". End quote

As corporations gain more influence, shed medical insurance responsibility and pay less taxes they have entered a period of dividing the population in order to take the spotlight off themselves. To improve their profits the big retailers on the Genesee corridor want all the traffic funneled up to their stores. Westfield paid a half million for an Environmental Impact Report to remove the Regents Road Bridge. A report that somehow did not include ambulance service times. Universities political organs were then stocked with residents who want to live on cul-de-sacs not the planned Regents Road.

Victims come to me with their stories of difficulty getting to the emergency room. They are wary of being victimized a second time by going to the local paper, city or other entity.

Since I see the need to build the Regents Road Bridge and connect Governor to Gillman I am automatically banned from membership on the planning group or getting anything published in the University paper. It's not personal it's about money.

When I asked the UCPG Chair why I was banned from a Costa Verde sub-committee he directed me to a document section which does not exist. I pressed him to quote the imaginary document and his answer is silence. In effect the UCPG Chair was saying that the Planning Group can lie to Louis Rodolico. He is correct, the local paper will ignore the lie, the city, lobbyists and corporations silently look away. Rejecting any resident under a false pretext diminishes the value of a planning group's recommendation.

I will continue to be the voice for the victims of corporate greed and selfishness. Corporations are in an era of privatizing democracy with instruments like planning groups and lobbyists. I have put forward four public safety issues some of which represent additional effort by Costa Verde. All four have been rejected by well paid lobbyists. Like Westfield in 2008 I would not be surprised to learn that lobbyists and Costa Verde have already cut a private deal.

Louis Rodolico 5/12/2020 Member UCPG

Appendix B – DRAFT comment letter to be finalized by CN, DK, and JS:

Costa Verde Sub Committee
DRAFT EIR Comment Letter May 8, 2020

Date:

To: Ms. Shearer-Nguyen, DSDEAS@sandiego.gov
Subject: Costa Verde Revitalization, Project No. 477943

Dear Ms. Shearer-Nguyen,

The University Community Planning Group is the City's officially-recognized planning group for the University Community Plan area. As stated on the City's Community Planning Groups webpage: "The recommendations of the planning groups are integral components of the planning process, and are highly regarded by the City Council and by staff." (<https://www.sandiego.gov/planning/community/cpg>)

The UCPG has grave concerns about many of the impacts of this proposed project, about the adequacy of the DEIR, and about the process by which this Project morphed over the course of three and a half years from one proposal that was disclosed via an NOP and Scoping Meeting to a very different project that was analyzed the Draft EIR.

This letter provides the UCPG's comments and recommendations on the Draft Environmental Impact Report (DEIR) for the proposed Costa Verde Center Revitalization Project ("the Project"), dated March 2020.

Notice of Preparation and Project Scoping

The Notice of Preparation and the Scoping Meeting for the proposed Project were done in July, 2016 for a very different project (DEIR p. 1-4 and Appendix A). The DEIR for that project was released in 2018, and a UCPG Subcommittee and members of the community met multiple times with Regency Centers to review and discuss the proposed Project. A number of comment letters were submitted on the DEIR.

When the Project changed dramatically, there was no new NOP or Scoping meeting. The DEIR needs to explain why these two legally mandated public disclosure steps did not occur for this Project, and why there was no official notice to the public of the Project until the DEIR was released in March, 2020.

This timing compounded the problem of the lack of prior public notice. Due to the COVID-19 prohibition of in person public meetings, the Project could not be presented for public review, and in order to discuss the DEIR and prepare comments, the UCPG had to meet via Zoom. The severe limitations of both the restricted meeting format and

the short time frame has meant that the UCPG and the public have constrained opportunities to review and comment on this very large proposed Project.

CEQA mandates that a NOP be issued that an EIR will be prepared for a particular project. The purpose of the project description is to describe the project in a way that will be meaningful to the public, reviewing agencies and decision makers. In this case, the NOP and Scoping meeting that the DEIR cites occurred almost four years before the current DEIR was released and was for a very different project. ***The DEIR needs to explain at what significance level of change a new NOP and Scoping meeting would be required.***

The Proposed Project and Project Alternatives

1. Regency Centers is at its development entitlement for this property and is requesting a large increase in development rights. The proposed Project includes:
 - a. 178,000 sq.' of retail (the existing amount) – this would include keeping the gas station and McDonald's and tearing down and replacing the rest
 - b. 40,000 sq.' of commercial/office
 - c. 360,000 sq.' of research and development
 - d. a 10-story, 200 room hotel (c. 125,000 sq.)

The proposed Project would lead to a large increase in traffic in an already congested area and result in Unmitigated Transportation/Circulation Impacts.

Regency Centers has stated to the UCPG that the current ADTs at the site are 8,720. The proposed Project is requesting an addition of 4,981 additional ADTs, for a total of 13,700. As the DEIR explains in its Traffic Analysis, the proposed Project will lead to Significant and Unmitigated Transportation/Circulation impacts (DEIR, p. 8-21)

- The DEIR states (p. 5.2-15), that the projected increase of 4,981 trips incorporates a 13% reduction of projected trips (a reduction of 744 trips). The assumption is that 13% of the trips will be non-vehicular (walking/biking/transit) because the Project is in a Transit Priority Area. The 13% rate was determined by SANDAG, and is not broken down between walking, biking and transit.
2. **The DEIR contains Project Alternatives that would reduce many of the Project's impacts.** Two of the three “build alternatives” would reduce or avoid some of the projects impacts that are of major concern to the UCPG, although many would still remain. **The No Hotel Alternative would reduce or avoid some of the impacts that are of greatest concern to the UCPG.**
 - a. **The No Hotel Alternative: the DEIR refers to this as the “Retail and Office/Research and Development Alternative”** (DEIR p. 8-21). This project would include all of the retail/office and the R&D but no hotel. The DEIR identifies this as the **“Environmentally Superior Alternative”**. As stated in the DEIR, “This alternative would meet most of the identified Project objectives, and would reduce significant and unmitigated traffic impacts, as well as reduce significant but mitigable

operational noise impacts. Specifically, it would result in the least amount of traffic generation of any of the build alternatives.”

- **The hotel is projected to account for 2,000 of the 5,000 new ADT for the Project. Thus, removing the hotel reduces the Traffic/Circulation impacts (although Traffic/Circulation impacts of this alternative still remain Significant and Unmitigable). Removing the hotel reduces impacts to all of the following (DEIR p. 8-21)**
 - Transportation/Circulation
 - Visual Effects/Neighborhood Character
 - Air Quality
 - Greenhouse Gas Emissions
 - Energy
 - Noise
 - Paleontological
 - Public utilities
 - Public Services and Facilities
- ***The DEIR misrepresents the proposed hotel and its impacts: The proposed 200-room hotel would be 10 stories high (DEIR Public Notice). It would be 135' (DEIR P. 5.3-20). Yet the Conceptual Elevations for the Hotel (Figure 3-31) inaccurately show it as six stories high.***
- ***The DEIR claims the hotel will have no significant visual effects or neighborhood character impacts. Yet this claim is elsewhere contradicted by the DEIR itself: “At a maximum height of 135 feet, this building would be a fairly prominent new vertical element within this viewshed.” (DEIR p. 5.3-28)***
- Hotel use has been removed from the Costa Verde Specific Plan. As the DEIR acknowledges (p. 5.1-10) hotel use has been removed from the Costa Verde Specific Plan. It was removed when the Monte Verde Project was approved for residential towers at the location previously proposed for a hotel.

b. The Reduced R&D Alternative

This alternative would include the retail, hotel, office, and a reduced amount of R&D (**210,000 sq. ‘ of R&D instead of 360,000 sq.’**) It would “provide a mix of uses while reducing the intensity of development on the site relative to the Project, with associated potential to reduce significant traffic and operational noise impacts (although Traffic/Circulation impacts would remain Significant and Unmitigable.” (DEIR p. 8-6) This alternative reduces impacts to all of the following:

Traffic/Circulation

- Visual Effects/Neighborhood Character
- Air Quality
- Greenhouse Gas Emissions
- Energy
- Noise
- Paleontological Resources

Public Utilities
Public Services and Facilities

3. Regulatory Framework: the University Community Plan (DEIR p. 5.2-11)

The DEIR states, “The updated Community Plan will consider current conditions, Citywide goals in the Climate Action Plan and the General Plan, and community specific goals to provide direction for the long-term development of the community.”

However, the Project’s major increase in vehicle trips by single occupancy vehicles and its very low mode share of 13% biking/walking/transit is far below the City’s own vision for the area presented for the Update to the University Community Plan. In the University Community Plan Update Existing Conditions Report, p. i.i.i. (April 2018, prepared by Kimley Horn), the City’s vision for the University Community Plan Update is: “No increase in driving alone, and a substantial increase in transit, biking, walking and carpooling.” Although located in the most significant Transit Priority Area (TPA), and in the heart of the community, the proposed Project falls far short of the vision the City has laid out in the community plan update that is underway. The DEIR must address the proposed Project’s location in the Community’s prime TPA while falling so far short of the City’s vision.

4. The Climate Action Plan (CAP)

The proposed Project falls far short of meeting the CAP’s goals for increasing Mode Share in Transit Priority Areas. These mode share goals are important in achieving the Greenhouse Gas reductions called for in the CAP.

- **The proposed Project will achieve only a 13% Mode Share (Walking/Biking/Transit) at its projected completion in 2023.**
- **However, the CAP’s goals for Mode Share are 20% by 2020 and 35% by 2035.**

The CAP’s Mode Share goals for 2020 are: (CAP p. 37)

12% transit
4% walking
6% biking
20% total

The DEIR thus reveals the project’s reliance on automobile trips. The Project is located at a stop of the new Midcoast Trolley and on multiple bus lines. The DEIR should explain why it cannot substantially increase its mode share and why the City should approve a project with such a poor mode share in a major Transit Priority Area.

The CAP Checklist and GHG Emissions

As the DEIR states (p. 5.5-8): “Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including

quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible.”

The CAP Consistency Checklist

To avoid doing a full analysis of the proposed Project’s GHG emissions, the DEIR relies on the City’s policy that allows projects to avoid doing a GHG analysis by completing the CAP Checklist:

“The Project would be consistent with the GHG reduction measures contained in the City’s CAP . . .” (DEIR P. 6-6). The Project’s CAP Checklist is DEIR Appendix D. Unfortunately, the DEIR’s responses to this checklist are inadequate, vague and misleading. Furthermore, the DEIR contains no measurement or reporting mechanism and no enforcement mechanism.

The DEIR’s CAP Checklist, p. 3, states: “This intensified development would be in proximity to the new Mid-Coast Trolley University Town station, as well as existing bus lines, which would support increased use of mass transit.” This statement gives the misleading impression that the transit mode share for the project will be substantial simply due to the proposed Project’s location, when mode share in fact falls far short of the CAP’s own 2020 mode share goals.

The CAP Checklist asks: “Would the proposed project implement the General Plan’s Mobility Element in Transit Priority Areas to increase the use of transit?” In response, the DEIR cites pedestrian bridges to the trolley station and the bus terminal at UTC, and the design of the project would encourage use of the trolley.” Again, the DEIR fails to mention how low the actual projected mode share is for the Project.

The CAP Checklist also asks: “Would the proposed project implement the City of San Diego’s Bicycle Master plan to increase bicycling opportunities?” In response, the DEIR refers to the Bike Master Plan’s identification of Class II bike lanes on Genesee, without disclosing that Genesee is so dangerous to bike that few attempt it. The DEIR also refers to the Project’s provision of a one way Class IV cycle track on Nobel Drive. The DEIR fails to mention this would be for one or two blocks, would go only west bound, and the rest of Nobel Drive has only intermittent bike lanes and is extremely dangerous to bike. Once again, the DEIR gives a highly misleading impression about the potential for biking to and from the Project.

CAP Checklist – Question 7 (p. 6) Transportation Demand Management Program. This plan contains a list of measures that have no implementation requirements, no measurable goals, no mechanism for monitoring, and no requirement for reporting to the City on their impact. For example, there is no identification of which employees will be charged market rate for parking: will only professional employees who work in the office and R&D buildings be covered? (estimated at 1600 employees in the EIR. Table 5.2-22, although presumably some of these will be the companies’ low wage service workers). What about the presumably much lower wage workers who work in the retail (509 workers) and hotel (225 workers) – will they be charged market rate for parking? Who

will set the market rate? Is it the responsibility of tenants to implement this program? Who will monitor it? Instead of addressing any of these issues, the DEIR's responses on the CAP checklist rely on vague assurances and wishful thinking: "The project would charge employees market-rate for single-occupancy vehicle parking and providing reserved, discounted or free spaces for registered carpools or vanpools. This may encourage employees to use transit and thereby reduce single-occupant vehicle trips and associated parking demand." (CAP Checklist, p. 10)

The DEIR in numerous other places relies on this same vague list of TDM measures as partial mitigation for its traffic impacts.

5. TDM (Transportation Demand Management)

The DEIR states: "The project proposes a robust TDM program as a benefit to both the future tenants and the community. The goal of the plan is to reduce and/or remove vehicle trips to relieve congestion." (DEIR Appendix B, p. xiv)

However, this "robust" program has no measures for success, no tracking of the impact of its program, no requirement to report to the City on the program, and no actions to be taken if the "robust" TDM program does little to reduce and/or remove vehicle trips. The EIR needs to disclose that the impact of the proposed TDM program on actually reducing the number of trips will never be known.

For each TDM measure listed, the DEIR must set measurable goals, a mechanism for monitoring the measures, and a mechanism for reporting annually to the City on the impact of the TDM program. If a TDM measure is not measurable, the DEIR should explain why.

For example: TDM Measure: (DEIR p. 189)

"The Project will implement a parking management plan, which will charge employees market-rate for single-occupancy vehicle parking and providing reserve, discounted, or free spaces for registered carpools or vanpools. This may encourage employees to use transit and thereby reduce single occupant vehicle trips and associated parking demand."

The DEIR should state how the "market-rate" cost will be set, and since this policy will be implemented by the tenants and not by Costa Verde, how will this be monitored and enforced? (See above comments on the CAP Consistency Checklist.) How will the number of registered vanpools be monitored? To say these measures "may encourage employees to use transit" is a meaningless measure.

6. The DEIR presents the Project as a bike-friendly development that will promote biking. What the DEIR fails to clearly explain is that the streets surrounding the project and in the entire "bikeshed" are mostly high-traffic streets with minimal to non-existent bike infrastructure.

The DEIR states that the proposed Project is consistent with the City of San Diego Bicycling Goal that states: “A city where bicycling is a viable travel choice, particularly for trips of less than five miles.” The DEIR describes its consistency with this goal by describing the Project’s safe bicycle routes through the Project itself and the Project’s design that incorporates elements such as bike access across the project and bike lockers and racks (also DEIR CAP Checklist Consistency, p. 4). However, the DEIR fails to disclose how “unbikeable” the surrounding streets are. The DEIR does describe the surrounding streets (DEIR p. 5.2-2): La Jolla Village Drive has no bike lanes; Nobel Drive, the southern boundary of the Project, has intermittent bike lanes and intermittent on-street parking; Genesee Avenue, has bike lanes but is a six lane, high traffic street with multiple driveways; LeBon Drive has no bike lanes. Regents Road has bike lanes only north of La Jolla Village Drive. ***The DEIR should disclose how unbikeable the surrounding “bikeshed” is and the challenges in terms of cost and feasibility to make the area more bikeable.***

7. Parking

The DEIR proposes between 1839 and 2,076 parking spaces (Appendix B, p. i) The total project parking required by the City is 1839 spaces (DEIR p. 185). There are currently 968 spaces.

In describing the proposed Project, the DEIR refers time and again to “implementation of a parking management plan”:

- The proposed Project would provide a total of up to 2,076 parking spaces throughout the site upon buildup of the Project, in accordance with SDMC requirements. Parking facilities would include surface lots in the southern portion of the site, with the majority of the parking below podium level. The Project would implement a parking demand management plan. (DEIR p. 5.1-43)
- The Project’s consistency with Applicable Elements, Goals and Policies in the City of San Diego’s Land Use Goals, Objectives and Policies (DEIR p. 5.1-43, p. 5.1-44 are just a few examples)
- As a Mitigation Measure in the Mitigation, Monitoring and Reporting Program (DEIR p. 9-5).
- The DEIR (p. 5.2-56) states the project would: “Implement a parking management plan, which will charge employees market-rate for single-occupancy vehicle parking and provide reserved, discounted, or free spaces for registered carpools or vanpools.”
- The DEIR 5.1-13 states a NDP (Neighborhood Development Permit) is required for the Project because the Project proposes tandem commercial parking spaces for valet parking in association with restaurant use and assigned employee parking. The findings necessary for a NDP are the same as those noted above for an SDP.

Yet nowhere is the parking management plan described.

Given the DEIR's reliance on the existence of the plan, the "Parking Management Plan" needs to be spelled out in detail in the DEIR: its provisions, its assumptions, its intended impacts, the responsible parties for implementing it, the methods for its implementation, and a regular reporting mechanism on its status and impact.

8. Pedestrian Safety

Due to high expected pedestrian traffic in the area of the Trolley, the DEIR should fully explain the analysis done to ensure pedestrian safety at the uncontrolled entrances and exits to the site as vehicles make potentially dangerous right turns.

Revised 5/5/20 11:00

Combined comments from the UCPG subcommittee

Visual Impact working group

Costa Verde Shopping Center

There is little doubt that the current Costa Verde shopping center is in dire need of “revitalization”. Even a casual observer can see that it is a shopping center well past its prime. There are many empty store fronts, aging buildings, and sidewalks/walkways in disrepair. All of this is contributing to an under utilization by neighborhood shoppers.

The project proposal is a tear down/redesign/rebuild plan, (with the exception of MacDonald’s and gas station which will remain unaffected), and should be reviewed from that perspective. This is not merely a revitalization project. The site slopes down as it goes south so putting the lower height buildings on the south side facing the neighborhood is a good plan. It follows the stated purpose of opening up the center to the neighborhood, making it more walkable/accessible experience to the shoppers it serves. Having the larger, taller buildings facing Genesee will act as a noise barrier from the street traffic and trolley noise, again improving the experience.

Overall, this is a good mixed-use development, well thought out and aesthetically pleasing. There is something for everyone in the neighborhood to utilize: grocery, pharmacy, dry cleaner, fast food drive through, gas station, exercise facility, mailing/shipping facility, restaurants, and cafes.

Thoughts:

- The addition of a child care facility will be a great help to employees of the Alexandria lab buildings as well as employees of the other retail buildings enabling them to ride the trolley to work, drop off children at childcare, and go to work easily. It's important that the child care facility be affordable given the diverse incomes of those working in the property, and that first priority go to those working in the UC area.
- Providing services such as a grocery store and fast food will serve the market in the immediate neighborhood, which includes a middle-income and student demographic, not solely a luxury market.
- There is a need in the community for “smart” community rooms that can be rented by various community organizations for a reasonable fee.

- There should be enough public seating where neighbors can relax and mingle. The renderings appear to primarily offer seating as part of restaurant services.
- There is an outcry for public art in the UC community. Consider adding rotating local art gallery or exhibit area to the plans.
- There should be short term parking access for bank use, postal services and dry cleaners without charge.
- There are additional concerns about the overall bike-ability to this location. Once at the shopping center, the committee would like to better understand where bike storage will be available for customers using the center.
- For those customers, arriving to the shopping center via a “shared-ride” there should be a designated area for pick-up and drop-offs and enough space for the vehicles “waiting” to pick up prospective customers for rides. The ingress/egress areas seem too congested in the project to safely allow for ride share waiting and pickups and drop-offs.
- There should be an area for community activities, such as permanent tables for chess/checkers etc.
- There should be an area assigned for periodic famers-markets in the surface parking lot.

One concern of the group is the overall design cohesiveness. The Alexandria buildings appear to be very modern in contrast to the rest of the project. How does Regency plan to be more coordinated in their designs and avoid looking like separate buildings from different architects? While the design of the Alexandria building is innovative, the committee is concerned about the sustainability of the materials that will be used on the outer walls and the overall plan to keep this product from becoming weathered and discolored by age. ***The DEIR should more clearly state how the entire site will have design cohesiveness.***

The committee is also concerned about some of the landscaping and seek more clarity around the types of materials that will be used. It seems we have assurances that native planting will be used, but clarification on how the project will implement the Urban Forest Management Plan, if recycled water (purple-pipe) will be used on the project, and which buildings will have roof plantings or any planned solar panels need clarification. Since the lighting contributes to the overall aesthetics of the projects, the committee also seeks additional information and clarity around the placement and types of lighting that will be used.

Lastly there is concern that the surrounding neighborhood is not properly set up for additional “safe” pedestrian travel to and from the shopping center. Additional lighting, pedestrian signage and cross walks are needed for the neighbors walking from Costa

Verde Blvd. and Las Palmas with design and functionality in mind. How will pedestrians travel between the Westfield Mall and the shopping center to reduce the need for pedestrians to crossing through vehicular traffic?

We are all awaiting this new addition to our thriving and evolving community!

Revised 5/4/20
Combined comments from the UCPG subcommittee
Noise Impact working group

Noise Impacts for Project Operation:

The proposed project is directly adjacent to a senior living community and skilled nursing facility. The senior residents at this community may be more significantly impacted by noise issues than typical residential uses. As a result, **the proposed project's DEIR should evaluate the noise impact specifically on the adjacent senior living community.**

While it is technically correct that there is not a separate use category for noise impact for Skilled Nursing Facilities, skilled nursing facilities are “sensitive receptors” for which additional environmental analysis and mitigation may be warranted. For example, one of the thresholds for significance for noise impacts is when “temporary construction noise would substantially interfere with normal business communication, or affect sensitive receptors such as day care facilities, a significant noise impact may be identified.” Page 5.7-6 of the DEIR presents the discussion of construction noise, its impact, and provides mitigation measures for those impacts. However, **the DEIR does not explicitly evaluate whether the impact would substantially interfere with normal business communication or affect sensitive receptors and therefore, it is unclear whether additional noise attenuation mitigation measure would be necessary.**

Further, the event plaza is proposed to be located less than 100-feet of the skilled nursing facility. However, the proposed mitigation measure for noise barriers is intended to reduce noise to “off-site receptors to the west.” **The DEIR should include mitigation measures tailored to the skilled nursing facility residents who have heightened sensitivities to noise disruptions and who are located to the north east of the event plaza, in closer proximity to the event plaza than the off-site receptors to the west, as shown on the image below.**



The proposed Mitigation Monitoring and Reporting Program (sect. 9.0) is excellent. A representative from Vi, Garden Communities and other neighboring Townhouse complexes HOA should be included in monthly meetings to be kept advised of schedule adjustments and impact feedback.

Construction Impacts: Dust and Noise

Dirt Movement / Demolition Removal Noise

The removal of demolition material and the grading of the site will involve significant truck operation for a good percentage of the day. There will be significant diesel change of speed noise with back up alarms going throughout the day. Trucks that stand by for loading and unloading with engines idling are a constant source of noise.

Recommendation: Trucks standing for loading and unloading of dirt should be required to do so on-site only. Trucks should never use public right of ways for queuing and idling. Entry and exit via Nobel Drive should be prohibited to reduce noise and dust impact on the neighbors to the south and west of the project. Use Genesee only.

Trucks travelling to and from the site are expected to use Genesee Avenue north and south from Esplanade Court, connecting to La Jolla Village Drive and Nobel Drive, respectively, to I-805. The percentage of truck traffic using La Jolla Village Drive versus Nobel Drive will have a significant impact on the residences along the south side of Nobel between Genesee Avenue and Towne Center Drive. The DEIR should study the noise impact on Nobel Drive residences as a function of this percentage in order to be used to minimize the noise impact on Nobel residences.

It is the committee's recommendation that specific construction days/hours be not only agreed upon prior to the start of the project but Regency and/or its subcontractors should not seek additional construction variances from the city to bypass the agreed upon mitigation measures. We do hope that Regency will be a "good neighbor" and continue to work with the community to find mitigation measures that go above and beyond the requirements, since it is clear that this project will have huge impacts with regards to noise and dust for those living in close proximity to the project and the minimal mitigation measure will likely not alleviate the inconvenience that the neighborhood will experience for the 30 month construction project.

Traffic Noise

The DEIR shows only two noise measurements, conducted on 04/12/16 from 10.41 A.M. to 10.51 A.M. and at 12.31 P.M. -12.41 P.M. at the Genesee and Esplanade Court corner and Nobel and the entrance to the McDonalds, adjacent to the Coco's parking.

The DEIR fails to show measurements for the 12 hour period so we can have street noise profile for one day. Two measurements of noise during the entire 24 hour period are not sufficient to generate accurate average sound variation level. The readings may vary significantly. Therefore another measurement study should be done from 7.A.M. to 7 P.M. to include 12 recordings of the street noise level instead of only 2. This should include the most impacted intersection of Genesee and Nobel where multi-family residential units are located and where residents suffer due to continuous exposure to high levels of street noise.

These new measurements will significantly improve the accuracy and predictive power of the noise model used in DEIR and directly affects future model projections.

The DEIR should present their results of descriptive statistics in table like the one below:

Table 2. Descriptive Statistics of Exposure Variables.

Exposure variables	Minimum	25th percentile	Median	75th percentile	Maximum	Mean ± SD
Air pollution variables:						
PM _{2.5} ($\mu\text{g}/\text{m}^3$)	16.04	17.65	18.29	19.08	21.45	18.39 ± 1.05
PM _{2.5} absorbance ($10^{-5}/\text{m}$)	1.01	1.37	1.52	1.72	3.39	1.58 ± 0.35
PM coarse ($\mu\text{g}/\text{m}^3$)	0.84	9.29	10.14	11.13	15.00	10.13 ± 1.53
PM ₁₀ ($\mu\text{g}/\text{m}^3$)	23.97	26.54	27.43	28.62	34.68	27.74 ± 1.84
NO ₂ ($\mu\text{g}/\text{m}^3$)	19.81	26.79	29.47	32.90	62.44	30.12 ± 4.85
NOx ($\mu\text{g}/\text{m}^3$)	24.30	41.97	49.28	57.66	126.63	50.47 ± 11.70
Traffic load at major roads (veh-m/d) per 100,000	0.00	0.00	0.00	13.50	268.19	9.54 ± 21.20
Noise variables ^{a,b}						
L _{DEN} (dB(A))	0.00	46.70	52.13	60.87	84.56	53.74 ± 9.49
L _{NIGHT} (dB(A))	0.00	38.15	43.54	51.75	76.29	44.88 ± 9.17

^aDescriptive statistics for the noise exposures are based on continuous variables, without a threshold.

^bNull values were used for those addresses where noise exposure was not modeled because of low traffic volume.

Figure 1. Data from reference [1]

1. Tzivian, L., et al., *Long-term air pollution and traffic noise exposures and cognitive function:A cross-sectional analysis of the Heinz Nixdorf Recall study.* J Toxicol Environ Health A, 2016. **79**(22-23): p. 1057-1069.

UCPG subcommittee working group comments on Storm Water, 5/5/2020:

Table 5.9-1 summarizes potential sources of common pollutants, and the project site includes at least one source for every category. (See also page 20 of the SWQMP). ***The DEIR should state how much is known about the chemicals that will be used for landscaping purposes on the site and if it can be ensured that toxic herbicides and pesticides will not contaminate our waterways.***

Table 5.1-1 on page 5.1-80 mentions the "[r]euse of collected rainwater for irrigation." However, the SWQMP shows that capture and reuse for rainwater is infeasible. ***The DEIR should clarify if rainwater is to be captured and reused on site.***

In the Preliminary Drainage Study (Appendix G2, Attachment 5) page 2 states that the McDonalds and Chevron parcels will remain unchanged. However, in Exhibit C, arrows suggest that surface flows from those sub-basins (A13 and A14) will be directed to inlet #107 and then routed to the subterranean retention plant. ***The DEIR should clarify whether some or all of the drainage from these parcels will be captured and treated, and if that is not currently planned, should consider an alternative in which trash, oil, bacteria and heavy metal are removed from surface and storm drain flows from these parcels.***

Also in Appendix G2, p. 241, the efficacy of the proposed hydro-modification avoidance measures are detailed. The subterranean retention plant is described as detaining 41% (37,865 cfs of a total flow of 91,800 cfs) in a 100 year storm. ***The DEIR should describe in more detail how the slow release structure will be effective in protecting downstream areas from hydro-modification in extremely heavy rainfall events. The DEIR should also justify the use of the City of San Diego's 2005 projections for 50- and 100-year interval storm values, in light of the more recent models of future climate in the area.***

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Virtual Meeting Via Zoom
6:07 P.M. June 9th 2020

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Dan McCurdy (DM), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasseri (AN), Rebecca Robinson Wood (RRW), Jon Arenz (JA), Ryan Perry (RP), Amber Ter-Vrugt(ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Erin Baker (EB), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning)

1. **Call the Meeting to Order:** Chris Nielsen 6:07 pm
2. Agenda: Call for additions/deletions: Adoption –

Approve the Agenda by Acclimation Vote: no objections

3. **Approval of Minutes from May 12, 2020.**

After Joann's corrections approved by acclimation

5. Announcements:

Chair's Report and comments:

- a-Costa Verde DEIR comment letter 5/22 into the City. JS and D. Knight – supply copies if needed. John Murphy working through comments with the city – ongoing process. Regency to update DEIR and get it published. Agenda-Vote will be 7/20. Jack Straw and Dan Ryan – CN did a professional job – way aboveboard.
- b -Upcoming items – July UCPG Health Peak project – final Project rec -process 3 -Costa Verde final project Rec, -Willmark -UC Villages Landscaping, -Palisades Tower Signage, -BioMed project – Two properties, major redevelopment.
- Dark in August
- Unknown dates in the future – Costal Rail Trail, TP State Natural Reserve, Campus Pt Neighborhood Dev, DIF/FBA res. City asked Katie to work on it, Annual Report for the City -CN to help w/ writing.
- CPC – meeting with Parks Master Plan, Mobility Plan – and Storm Water – Parks and Housing – Mayor's office is rushing these policies through – did not receive with enough time to respond.

7. PRESENTATIONS:

- A. SANDAG – John Dorrow from Midcoast Trolley. Project scheduled to finish late 2021 – April false work finished on Genesee, Genesee – elev. tower for stations, Extensions finished on trolley bridges and work moved to daytime, Voigt canopies are installed, Nobel Dr. parking structure starts, LJ Colony early July, Voit and Campus Dr widening starts. Access to Medical ctrs will be maintained. 1K paving median underneath the trolley,

JS –Q. about La Jolla Colony underpass. A. Bio retention for storm water between the cement walls and for vegetation.

JS –Q. At base of concrete pillars the circular components do what?

A. Isolation columns for earthquakes and to keep soil away from the columns.

Q. When will 52 and 5 at LJ Colony freeway lane on the right be finished?

A. Gilman Dr. connector is not SANDAG but will let Caltrans know – they manage that project.

B. Councilmember Barbara Bry Rep – Justine Murray for District 1

a. Working remotely now more than ever. Last Council meeting was 13 hours – ended 12 pm.

b. Budget vote – 13 to 1 restore community services. Restored library funding. She asked for S UC Rapid Response Team to be reconsidered by the Fire Dept. and Mayor's Office. Council voted NO on S UC Rapid Response Team.

c. Voted \$3,000,000 for the Office of Racial Equality fund for community and \$1,500,000 for outreach to Homeless – mental health to the forefront.

d. BYO-Bry meetings will be on line.

JS – Homeless housed in hotels – what is happening?

Justine – No TOT Tax so why not help.

C. CPU – Process, Plan Update Subcommittee – AW –zoom was great 100 people were able to join, with positive feedback. See the community plan web site - planuniversity.org

Covered 5 focus areas with exercises to work on with the planning and design consultants. Focus areas are:

1) Torrey Pines Rd 2) Tech Parks – Campus Pointe 3) UTC

4) La Jolla Village Square 5) South UC

Next meeting – 6/16 at 6 pm discussing Parks and Rec

Berry Bernstein – regarding the Survey – basis for conversation and input.

Members of subcommittee worked on this prep. for the meeting – homework was shared with the audience

Katie Witherspoon – informal questionnaire/survey to subcom. Sent out to mailing list – feedback can be given in another no-zoom manner 120 people in attendance at the peak.

AW – thank you to Katie and Planning Team

D. Assemblyman Todd Gloria Rep -Mathew Gordon – State is making progress to pass through Phase II and III Covid-19 reopening plan

-Public School Leaders – Safe Reopening Plan 55 page report from State School Superintendant

-California will become a vote by mail state

-EDD case work for SDI or Unemployment issues? Please contact us.

-FEMA meals for seniors 7/10 – help for high risk, encouraging them to stay home by receiving 2 meals per day

-Facebook live updates /Todd Gloria
-Peaceful Protests – Law enforcement reforms in a ban cardioid artery hold.
Equity in policing
AW – will state support Small Business and Independent Contractors? A.
Through pandemic unemployment benefits.
Getting info to CN – SD Foundation-raising funds from private donors
IK -where is the state on senior benefits? – A. Stats are on state website – opt in program where SD County opted in.
Senior and Disabled are using it, Calls from restaurants – if they need help Log in online and fill out interest forms then send to the State, this is Fed. funds.

E. Membership – Anu – Please join if you are new to this meeting.

8. Public Comment: Non-Agenda Items (3-minute limit)

- a. Will Moore – Running for City Council, District #1
- b. Nicolas Reed – vice chair – Clairmont PG for 2 years-Observing from South of 52. CCPG is in the EIR phase so he wants to come 1 time per quarter.

9. Information Item – Project 647676 ARE “Podium 93” Community Plan

Amendment, Site Dev. Permit – Rezone from RS-1-14 to EMX -2 Mixed Use 604,490 sq ft Process 5. Jon Ohlson presenting - Alexandria Project from Town Center and Executive Dr. Dan Ryan – Representing ARE.

-Life Science – largest lab owner in US

-500 of 10,000 diseases have cures

-COVID-19 working on vaccine and therapeutics

-sustainability wellness and well buildings

-610,000 sq ft -rezoning to mixed use needed with market under utilized

-in transit district

JS – How is parking? A. Proposed subterranean parking

AW-mixed use – challenges? A. Labs and market but currently no housing

AW- We want correct planning outcomes so more uses gives better outcomes for the community. A. Retail and housing is not a problem with labs.

-Some trips for the project were transferred from open space across from ARE Illumina. We will support leaving these 26 acres as open space.

IK – Where? A. South of Nobel @ 805

Neil Hyttinen – 138,400 add up to 400,000 and designate Open Space – Pueblo lands

RC – zone mixed use – Housing? ARE should consider to open up the way

Katie – Dan Monroe’s Project – Prime Industrial Overlay – Limiting factor

Wellness – Healthy Building – Roger sending info to Dan Ryan

Barry Bernstein – pure water sewage pipeline – tunneling under 805 at your site

Dan Ryan – doesn’t affect our project

Debby Knight – early thinking – consider bird strikes and cutting edge sustainability – good - make sure 100% California native plants.

Neil – last project / plant and bird strike language run by Debby

IK – close to Trolley Stop – walkable to Executive Dr. Trolley so lower parking needs

Will there be available community space for meetings? Important to community

AW – Commends Alexandria Team – Great Work, Open Space and thinking ahead!

Dan Ryan – Costa Verde will most likely have a community space

10. Information Item – North UC Public Safety Items – Requested by Bill Beck that City Modify FBA list so public safety items can be included –

-Example: 3 new street lights on Vista La Jolla have been pending for a long time.
Justine – for N. UC and S. UC – documents that govern how we can use the DIF \$\$.
Site on city website – City Council and Planning Groups – doesn't cover street lights.

Need us to make Amendment with CPU – to make a plan to cover Street lights. I year out to have the conversation

The traffic Engineer wants to fund this.

Bill Beck – 2014 requested more street lights –

-6 years on an unfunded \$60,000 - \$90,000 – for 3 lights

-Respectfully request that UCPG support the amendment

IK-Katie? Overall change to CPU - getting back with us for an answer

Barry – support combining of North and South UC DIFs

AW – Complicated issue – help to do this amendment prior to CPU – 2 plus years – we want to support Bill

NG – Street lights: Bill has been beyond patient.. This should be a priority

Consider – Action item on next mo meeting

NG – Moves to put this on the agenda and AW seconded. Vote 16 Y – 0 N – 0 Abs 0.

JS – we want to have some understanding to why this is on the unfunded list

11. Action Item – Discussion and Approval of a position on Parks Master Plan

AW Suggested course of action – write a letter: can we delay decision so that UCPG has some input. We need CPC to participate, too – AW found out 2 weeks ago.

Background – try to understand Parks Master Plan – City is revising and this has not happened since 1956 (65 Years) Document is over 100 pages long and 2 year w/plan public input, but no PG's have been involved.

Goals – Parks and Recs -focus on active recreation:

-Staff started to answer questions on Complete Communities, Play Everywhere.

-Finish comments Mon. then next to city next Mon.

-Not Enough time

-PG's should be involved – Very disappointed that they don't have our Community Plan

- Citywide rec. center group voted 24 – 0 moving ahead without PG comment

-Major changes in park standards – Change 2.8 acres/1000 people is now 12 points of Rec amenities. Additionally:

- Play Fields and Lighting, Amphitheaters etc
- Recreation Plan – Active Rec Plan increase access 10-20-30-40 Standard neighborhood for 10 min walk, 20 min bike
- Change equity – city control from community

A big change with emphasis on Communities of Concern getting the priority

Issue - City was not meeting 2.8 acre to 1000/person standard so it changes to a non-transparent, subject to manipulation, Recreational Point System

Park space – Prioritizing stuff instead of space, quantity vs quality – future parks will be lower quality

2/3rd of the park land is open space today and 1/3rd active recreational. Open space is frequently habitat preserve – Open space MHPA - multi species conservation

AW – Moved UCPG request extend public comment to the end of July 2020, 1) Allow city to see these comments and update, 2)share Park Master Plan – make staff available for July meetings. Since over 50 years – what is 3 months 3) share with Barbara Bry 4) request City delay and take to PGs

CN – if city doesn't accept this – comment closes 6/11 and we have no input

JS – Seconded

Discussion –

Community member – Tom Mullaney – normal standard is 10 acres nationally, but more common is 5 acres. We won a lawsuit against the City with no parks in the plan. Many years later the City rethinks parks and tries to justify not adding parks. Change to Children's Parks, TOT parks and workout. Changes from 10 acres to 1.7 acres.

Takes UC DIF funds and moves them to other community

CN – thanks AW and Tom - this is a big concern, very complex, most people don't understand

Nicholas Reed – Clairemont PG – agree and will share with his PG Board

Debbie Knight – devastating – Land use is PG business, shocking way to end run around the PG's – point system has never been used.

IK – multiple species – highly concerned

Amend Motion – move to the end of August

NG – Housing – dog parks and make ball field instead so dogs cannot go.

RRW - "This may be an effort to redefine Open Space, inviting increased pedestrian traffic in these areas. Homeowners Associations should be concerned and learn from the City's past experience, as the 'play anywhere' initiative may result in more Open Space residency by homeless households.

AW – Point of info – strictly for city open space

CN – unlikely Plan B – if they pass these proposals and it moves on the city council.

DK – get Barbara Bry to support us – Land use

IK – in the time we have we need to be direct and strongly object to plan

-acreage needs to be part of the plan

Vote – Yes 13, No 0, abs – 3 JA, JM and RR

11. Action Item: Discussion and approval of UCPG recommendations on Complete Communities, Mobility and Housing proposal would:

Apply to multi-family Housing -North Park and other zoned for multi-family, high height buildings next to low height buildings.

Policy for the entire city – needs much more vetting and discussion

CPC's motion was to ask for a delay so PGs and CPC could reconsider.

JS – City wants to approve just like the Parks Master Plan with no time and slide it in.

CN – Construction / RHNA – multi-family housing, incentive – by transit, require /allow amenities – more affordable restructured DIF. – Multifamily residential zones – no approval requirements, - Affordable – 20% - up to 120% moderate income required

-FAR "1" 8.0 downtown

-FAR "2" 8.0 – UC – 8 times higher than base

-FAR “3” 4.0 – Many areas and coastal Prop D zones

Tom Mullaney – huge problem with this.

CN – Prop D height limit – we need to do the same letter like the park comments.

Nicolas Reed – not good for affordable housing – Bay Park in Clairemont is a concern

JS – way to fast – ministerial is offensive – no excuse to getting rid of this

-family housing is the greatest need, -not affordable substantial subsidies, -creating luxury not affordable

JS – Motion to oppose – 1) Ask for more time to comment, push to October, not giving adequate info 2) City to make complete community mobility and housing elements. s/b planning then city council.

NG seconded

Discussion

CN commented need more time

DK – city has to update every RHNA every 10 years; builds 2% low income, 4% very low income, 4% moderate income and 90 % high income

AW – CPC meeting – proposal worst ever – rushed through and doesn’t work for affordable housing. Far zoning out of scale – 12 to 20 story buildings- connection to transit is inadequate. Needs effective transit – auto’s instead of transit. Sneaky build building from 1 story 10 units and 10% - to – 20% of original sq footage – too expensive

IK – restate the motion

Vote: Yes 12, No 0, abs 4, RR, JA, AT. JM

-Meeting in August – Poll UCPG – no comment- we need to think about August plans

14. **Adjournment** at 9:16 pm. Next meeting will be July 14, 2020 (Bastille Day) on zoom

Thank you, Chris

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Virtual Meeting Via Zoom
6:07 P.M. July 14th 2020

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Dan McCurdy (DM), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasseri (AN), Rebecca Robinson (RR), Jon Arenz (JA), Amber Ter-Vrugt(ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Erin Baker (EB), Carol Uribe (CU) Katie Witherspoon (KW) [City of San Diego Senior Planner], Laura Black (LB) [City of San Diego Assistant Director, Planning] for KW.

1. **Call the Meeting to Order:** Chris Nielsen @ 6:07 pm with a moment of silence.

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

Approve the Agenda by Acclimation Vote: no objections

3. **Approval of Minutes from May 12, 2020.**

After AW's discussion of corrections the minutes were approved by acclimation. Motion moved by AW and seconded by CN. Vote – Yes 15, No 0, Abstain 3 RC, PK and EB (reason: not present for May meeting).

4. Attendance roll taken due to Virtual Meeting

5. **Announcements:**

Chair's Report and comments:

a- Costa Verde DEIR comment letter 5/22

John Murphy commented – All comments were submitted to the City.

Some technical items are taking longer to approve. Hopeful it will end in July and the EIR will be done and signed off

CN – UCPG will need the final EIR prior to a project approval

b- Upcoming items – August meeting – we will not be dark in August

-Costa Verde EIR,

-County Health Project,

-Bonus today – from city/UCSD - Fire Station – UC community will get 25 %

input into the design choice

-Coastal Rail Trail – no date

-Torrey Pines State – upgrades/infrastructure – no date

-4242 Campus Point – Alexandria – no date

-DIF – presentation

c- Public Safety & Livable Communities – All 3 Policies, 7/15 9am

Laura Black commented – URL for meeting – webinar 6 – 8 pm

CN will give testimony

d- CPUS-7/21 6pm Topic - Open Space

7. PRESENTATIONS:

A. SANDAG – John Dorrow and Gia Ballash presented – Midcoast Trolley – Genesee – elev. tower in front of Westfield UTC – work at night over the

next few weeks. Voigt Trolley Station – Stairs installing to elevated trolley station. Nobel Parking Structure – LJ Village Station. LJ Colony – 7/16 new paint and striping

PK comment – so very noisy, no barrier will go into this area, but they will plant Torrey Pines and California Live Oak

Voigt Drive – closures through Fall

Mike Conroy – community member comment – ending the line at UTC, should extend the line. John Dorrow said it is engineered to continue so it could happen but this is not in this plan

PK – noise-bring it up again – it is so loud in La Jolla Colony and its park, homes along I5 and LJ Colony, so loud with echoes back and forth

JS – PK was being polite, it is intolerable noise – planting will not get rid of the noise. Who can we contact – CALTRANS? Closer we get to the project end, \$\$ will be gone. It is LJ Colony from Gilman all the way to Nobel.

John Dorrow – “don’t know about noise measurements”.

CN → Gia Ballash -midcoast@san.rr.com, pointed out at how many meetings this has been brought up.

IK – LJ Colony down to Santa Fe not safe for walkers. Bikes ride 20 mph on the bike path

CN – Gia please speak with the bike team

Community member Bill Beck – Trolley will not extend down Genesee and pure Water Project is going down Genesee – problem – Meet with SANDAG as they will have to come up with the funds.

B. Councilmember Barbara Bry Rep – Justine Murray for District 1

a. Lots going on State and County – SD County placed on Governors watch list – Executive Order, Mayor – outside dining and City Council has Emergency Interim Ordinance, supersedes regulations. For example – adapt / streamline the process – outside operations for restaurants- we can still have them open – they can get permission to use the street for outside dining. Wear your mask

b. City Council – 1) Independent review board for police practices on ballot 2) School Board – district elections 3) August 1st – parking enforcement – no tickets, just warnings.

c. \$15 million → June 30th CARES Act agreement on Rentals

d. UC Community – Drag racing on South U.C. – call Northern Div, Traffic engineering should try solution – speed bumps and Governor and ? received full funding.

JS – concerned about small landlords and tenants when eviction moratorium is over – talk about it next meeting with City and State – when will evictions occur?

Bry – she doesn't agree with moratorium extension as it is a band aid
The issue is rental eviction – She believes in rental grant funding
and repurposing hotels to housing

IK – Racing on public streets → she called the police and they were interested, but why can't police hang out on Torrey Pines Rd, where it turns into PCH?

Justine – Police have a lot going on...

Community member – Janis Deady – Business owner – give her perspective: Retailers cannot manage open/closed/open/closed ABC license for outside space useful but applied for city grant and have been denied twice. They are a single franchise in city so not eligible under SD City rules for aid. Has written to City Council who voted No on aid and written to Mayor and Barbara Bry why we need relief.

Justine – Mayor's program created Small Business Relief Fund

C. CPU – Process, Plan Update Subcommittee – AW – June zoom meeting – Parks and Rec in UC. KW reviewed Park and Rec goals. City took comments on Parks. Martin Flores described City Parks Plan. CN & AW met with CPU team and City to discuss timing and transparency issues. KW is working hard to inventory the developable square feet remaining in the current UC Plan - if existing CPIOZ layers are removed in the Plan Update - and to confirm accuracy of the city's published estimate of 9.9 million sf.

CPUS Tues 7/21 @ 6 pm Zoom link on Planning Dept. website. Plan Update Committee will consider open space, habitat & trails.

Community member – Bill Beck – left out some parks: Torrey Pines, and Westfield to Town Center: is this privately owned?

KW: Westfield park area is privately owned. KW: Villa La Jolla Park was omitted inadvertently. Feedback invited.

D. Sen Atkins Office – Miller Saltzman – introduce Barbara Cosio Moreno – an addition to her Senate Office

-Sen. Housing Package – streamline process to make affordable housing

-Senate Bills and Assembly – changed schedule recess until 7/27

-Fact Sheet for Bills

899-Allows Affordable Land – Religious

995-Extends 50% Affordable Housing

1085-Benefits to Dev. for Affordable Housing

1385-Dev on?

SB1410 – connected to state budget, landlords and tenants use tax credits to create a device where tenants pay rent to the state and landlords collect credits

Budget – Governor funding for schools

Protests that are peaceful are supported

Air B&B – 70 and older, 69 and younger

CN – Ask Miller questions – via email

E. Membership – AD – If interested in joining UCPG contact CN and we will add you to our list and invite you to our meetings.

F. Cell Tower Report – RC – lots going on with Telecomm,

Matters of concern – important T-mobile own Sprint

Now 5G too expensive so they will repurpose cell towers such that more radiation and equipment for 5G

Measuring cell tower radiation by PK, RC and ML gave excessive meter reading at Doyle Park with a second set of measurements giving high readings.

-No power to do anything except give just ask questions

Questions – what is the next step? – “Building Biology”?

Please look through the document that RC provided on the 5G

CU – applaud RC for his hard work – Federal Rules govern Cell Towers so we should address it with Feds

CN – Stopped the conversation to continue offline.

8. Public Comment: Non-Agenda Items (3-minute limit)

a. Joe La Cava – City District #1, Stay healthy, beat the virus and open business

b. Will Moore – for Dist #1 – want to deal with noise on I5 and LJ Colony

c. Janis Deady – Has anything been done with landfill? Justine: no action for the city; contact her.

d. Barry Bernstein – remind everyone Educate – support local UC restaurants – order take out this week.

9. Action Item – Discussion and Approval -Bio med Town Center

Clif Williams – land use for Latham and Watkins, John Burgschneider for Bio Med.

They are asking for the initiation of a community plan amendment.

Biomed is a life sciences company formed in 2004.

Located at the end of Towne Centre Drive and adjacent to Eastgate Tech Park.

Land use – science and tech stays the same Area 11

Adding 500,000 adding to make 1,000,000 sq ft of intensity zoned 1P-1-1 industrial zone for research.

Open Space – MHPA – keeping this already designated open space the same – untouched Site 1 – fix existing Site 2 – add buildings

Community Plan Amendment – along with additional public benefits to the community

See attachment – Trolley will bring new folks and jobs will be created – thru UCSD

Scientific Research

Full EIR will be done for the project with the UCPG weighs in

Asking for support – amending Table 2 – adding 500,000 sq feet.

JS: am more familiar with Towne Centre – why now?

Seems that whole area will have density and zoning discussions

Cliff Williams – there is a need for this type of property

John Berg. – demand for life sciences and long delivery times frames tenant improvements

Win/win with community and business

Growth in life sciences even before COVID therapies and vaccines became important.

JS – City discussion of these parcels?

Laura Black – Planning Dept. – KW is off for 1 week

Private Dev – plan initiation / land use map has not been approved

Applicant has to go through the plan amendment initiation process

Illumina development at La Jolla Village Dr and I-805 went very well with this team – great team from City's perspective

AW – lots of questions. This amendment is a very big ask. 500,000 sf represents approx 12 additional acres of land. Questions: What is your proposed timeline? Heights?

Density? Does proposal meet APZ2 limits? Will project meet new storm water regs or rely on old system? Mobility hub is a long way away- over 1-1.5 miles. Will you propose shuttles or other TDM measures? Trips - as project is proposed under the existing plan - do you have the additional ADTs? There should be equity with firms who have transferred ADTs. Address native/non-invasive landscaping, minimize bird strikes.

Protect and enhance open space, MHPA. UCPG practice for projects of this scale is to form a subcommittee. Are you willing to work with UCPG on this?

Answers – Timeline – 24 to 30 mos. Labs 9 – 18 mo – 3.5 to 5 years to deliver

Yes work with community group – subcommittee absolutely very interested

Traffic is one of many – transportation demand issue “Comprehensive Transit Plan”

Users are a part! Alternative and off hours, Ride share and Carpool

AW – Would you write your TDM's into the development permit?

Laura Black – stay with request

Clif – Storm water – they will have to comply with current regulations even given original 1980's AT & T storm water plan

There are not new ADT's available, therefore we are asking for new high density – They are not going to find them and so we (UCPG) have to agree with high density.

Ryan Bussard – height – 3 story to 6 story and all are with in requirements and restrictions

IK – adjacent to sensitive open space, How can you improve site to reduce impacts and how can you do the best type of development? Open Space is an ASSET.

Clif – Bio med wants to be stewards of open space agree to sensitive use of open space

Ryan -Redirecting light and storm water along with bird strike safety native plantings.

IK – anticipate COVID – need more space for labs? Space out due to COVID, labs required and people need to be in the labs.

Bio Med – will not expand buildings but flex schedules

Debbie Knight - surrounded by important MHPA land → opportunity to go way above city requirements to benefit MHPA and natural habitats

AW – A community priority is to preserve open space. Adjoining city MHPA parcels are among our most valuable open space lands. Encourage a project that enhances and protects what is around you forever!!

Other developers/ competitors have found ADTs and not upset plan density. Explore whether adjacent 3 acre city parcel W of Towne Centre [APN: 34312102] may have remaining trips.

We should create a subcommittee to work with you.

AW - Note SDGE access road west of property at end of Towne Centre Dr. Is there any other public easement/ROW across your property?

Clif No.

CN called for a motion.

AW moved to approve initiation with recommendation to address concerns raised in discussion, including - heights, intensity/ADT transfer, storm water, protection/enhancement of MHPA lands, multi-modal transportation plan. Motion seconded by IK.

Vote: Yes 10 – No 0 – 2 ABS (JA, JM)

CN called for a motion to create a subcommittee for Bio Med Project.

AW moved to create subcommittee including UCPG and community, JS seconded

Vote: Yes 11 - No 0 - Abstain 1 (JM).

[Letters to the Planning Department and Planning Commission are in Appendix.]

10. Action Item: Amending North UC Facilities plan to allow for public safety projects to be funded from the North UC FBA –

Asking the city how to work with FBA not large but small simple projects

3 street lights- Bill Beck - ignored by the city \$ 60-90,000 Traffic engineer came up with estimate

JS – move– to amend the North UC FBA to add 2 street lights on January Place and 1 street light on Montrose Way for safety reasons Seconded NG

IK – future requests??

CN – try to get one approved first. Worthwhile effort to try this process to understand it

JS – FBA \$\$ not going to our community. Mayor's not helping – not just the mayor

Vote - Yes 14 – No 0 – ABS 0

[UCPG letter to the City is in the Appendix.]

11. Information Item: Willmark – asked to move to August meeting restrict presentations to give – have them 1st – brief and then let community comment

12. Action Item: Preservation of city – owned open space lands.

A long-standing community priority is to protect open space. CPU feedback reinforces

this priority. UCPG has focused on protection of 6 city owned parcels - approx 250 acres

- Has voted 10 times since 2010 to protect these parcels. The parcels lack (but deserve) permanent preservation status; host biodiversity, vernal pools, MHPA, 2 watersheds, MSCP wildlife corridors, scenic and cultural value.

6 open spaces – approx. 250 acres

- Governor Dr @ Gullstrand L304MB
- Nobel – Bowtie L310RU
- Nobel Hill L303 RU-PM
- Pueblo lands east of I-805 L307PM
- Campus Point Drive Headland K302P2
- Roselle Canyon – Towne Centre Headlands K302P3

Parcels are in the Miramar Accident Potential Zone 2 or 65 db zone so they are restricted for housing.

AW – motion to recommend permanent Open Space preservation for the listed parcels with PK seconding.

Lou Rodolico – Open Space means limitations for people who want to use them
AW – Parcels include existing trails. Appropriate for balance of access and MHPA requirements.

IK – make better use but still protected. Don't want to let them slip through the cracks
PK – comment: as city is asking for increased density then we need to make sure we redefine open space and its importance!

Debbie Knight – these lands are irreplaceable, and our legacy can be to protect them!
Thanks to Andy for hard work and this UCPG for all the support in the past!

The motion:

The UCPG reiterates its support for the permanent preservation (through parkland dedication or other effective means) of the following City of San Diego-owned open space parcels in the University Community:

- 1) L304MM - Governor Drive-Gullstrand St, University Gardens-Dinosaur Park
- 2) L310RU - Nobel Drive "Bowtie"
- 3) L303RU-PM - Nobel Drive, "Nobel Hill"
- 4) L307PM - City of San Diego Pueblo Lands
- 5) K302P2 – Campus Point Drive Headland
- 6) K302P3 - Roselle Canyon - Towne Centre Drive Headlands

Call the vote: Yes 16 – No 0 – ABS 0 send to the city include in plan update minutes!
AW thank you and he is moved

13. Delay Annual Report until next meeting

14. Adjournment at 9:07 pm. Next meeting will be August 11, 2020 on zoom

Thank you, Chris

APPENDIX TO THE UCPG MINUTES FOR 7/14/2020

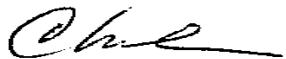
July 23, 2020

Laura Black, Deputy Director
Katie Witherspoon, Senior Planner
Planning Department
City of San Diego

Dear Laura and Katie,

At our meeting on July 14, 2020, the University Community Planning Group voted 10 Yes, 0 No, with 2 Abstentions (Jason Morehead and Jon Arenz) to recommend that the City initiate a Community Plan Amendment for the BIOMED Towne Centre View parcels located at 9855 through 9885 Towne Centre Drive. No conditions are attached to this recommendation.

Best regards,



Chris Nielsen
UCPG Chair

Date: 08/26/2020
From: Chris Nielsen
To: planningcommission@sandiego.gov
CC: Witherspoon, Katie; Black, Laura
Subject: Aug 27, 2020, Agenda Item 1 UCPG Comment

Dear Planning Commissioners,

I am writing on behalf of the University Community Planning Group in order to provide some community perspective on the Towne Centre View community plan amendment initiation. Minutes have not been approved yet for the July 14, 2020, UCPG meeting.

The UCPG voted to recommend approval of the plan amendment initiation without opposition and without conditions. Members of the board and the community made the following comments. These comments also reflect some of those found on page 6 of the Staff Report PC-20-050 for Item 1.

- The increase in development intensity of 500,000 square feet is a big ask by BIOMED. In the past, developers have been asked to find ADTs in the community to offset increases in ADTs over their entitlement. There are really no remaining ADTs left to acquire in the plan area, and the ADT methodology has been discontinued. There is concern that there will be a significant, unmitigated, increase in traffic.
- The board was pleased by the willingness of BIOMED to consider traffic mitigation measures and implement a Comprehensive Transit Plan as part of the project.
- The surrounding MHPA open space area is a prime concern to the UCPG. BIOMED stated that they want to be proper and sensitive stewards for the open space. Lighting will be directed, and designs chosen to minimize bird strikes.

As a measure of the importance the UCPG places on this project, a second motion to establish an ad hoc subcommittee for Towne Centre View was made and passed without opposition. The UCPG and its subcommittee anticipate working closely with BIOMED as the project moves forward.

Sincerely,

Chris Nielsen
UCPG Chair

August 20, 2020

Tom Tomlinson
Facilities Financing
City of San Diego

Dear Tom,

I write on behalf of the University Community Planning Group which voted unanimously at its July 14, 2020 meeting to support a request to the City to install three street lights for public safety reasons in the north University City community: two street lights for January Place (TR338717) and one streetlight for Montrose Way (TR338997). Further, we request that payment for the three street lights be made from the North University City Facilities Benefit Assessment District Funds.

This project has been on the San Diego City's unfunded street light projects list since 2014. Matthew Schmidt, the Assistant Traffic Engineer, City of San Diego Traffic Signals, is familiar with this project and has informed William Beck, President of the Vista La Jolla Homeowner's Association, that if the University Community Planning Group would approve the sixty to ninety thousand dollars (twenty to thirty thousand dollars per light) from the Northern University City Facilities Benefit Assessment District Funds, these street lights would be installed as they have already been evaluated and qualify for installation.

Please call or write me as needed.

Sincerely,



Chris Nielsen
UCPG Chair
858-663-0186
cn@adsc-xray.com

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Virtual Meeting Via Zoom
6:07 P.M. August 11th 2020

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Dan McCurdy (DM), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasseri (AN), Rebecca Robinson (RR), Jon Arenz (JA), Amber Ter-Vrugt(ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Erin Baker (EB), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Senior Planner)

1. **Call the Meeting to Order:** Chris Nielsen 6:07 pm.

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

Approve the Agenda by Acclamation Vote: no objections

3. **Approval of Minutes from July 11, 2020.**

We will move this approval to next month when we have more time to review minutes.

4. Attendance taken due to Virtual Meeting

5. Announcements:

Chair's Report and comments:

a- Current item - Costa Verde EIR is not finished review with the City,

Jack Straw stated trying to be quick but COVID-19 is adding time – meeting this week to resolve issues.

CN – moved CV to Sept Agenda

b- Upcoming items -

-Presentation from city/UCSD - Fire Station – Community will get 25 % input into the design choice

-All-way Stop Sign Science Park Road and Torreyanna Road

-Penasquitos Lagoon – CN asked AW are we on track for next meeting.

AW: October is likely.

c- CN asked KW – Dif or FBA report?

KW: Facilities still working on it.

d- Annual Report still pending

7. PRESENTATIONS:

A. SANDAG – I-5 and La Jolla Colony Noise – Gia Ballash

1-Action Item – either talk now or wait for Action item meeting schedule

Update on noise issue

-bought concerns to mgmt. team

- noise engineers to revisit noise at site

- now structures are in place, now noise analysts can come back

-SANDAG is addressing and remeasuring noise

2-Concerns – safety on Rose Canyon Bike Path –

??signage on path for bike riders to ride safely and watch for peds

B. Membership – AD – please email CN if you are interested in joining UCPG.

- Also you need to notify CN when attending a meeting if you wish to record to qualify to run for UCPG board.

- Membership report – we have had no new members

CN – due to COVID-19 there is no “sign-up sheet” as for in-person meetings.

Community member Katie Rodolico: only have to attend 2 meetings to run for board but no attendance is required to vote in elections for board members.

C. Councilmember Barbara Bry Rep – Justine Murray for District 1

a. City Council – quiet until September

b. 101 Ash Street – need more transparency, better documentation – do not want to continue to spend money on an empty building – Sale questionable for this building

c. COVID hotline – 858-694-2900, 24/7 to report violations to the health order.

d. COVID-19 Rental Assistance - \$4,000

Justine – will be taking some time off for GRE but will be @ home so available.

D. CPU – Process, Plan Update Subcommittee – AW

Looking forward – 5th Tues 9/29/20 – Open Space & Habitat

-Discussion with City Staff- meetings are too short, people want more time for discussion.

KW: Plan Update development: meetings will be 5:30 – 7:30

-Discussing current community plan land use and Development Intensity Tables.

-Goal Open Space and Conservation Goals and Policies – Real Meat of the policies

-101 Ash – Planning has moved back to Aero Dr. and many staff working remotely so please email rather than call for best results.

There are staffing changes as well. CN's list of questions on DIF and FBA were sent to DIF Team; answers will take time

E. UCSD – AD – August update – COVID-19 efforts for “Return to Learn”.

Applies to students that live and go to school on campus plus some staff.

Regular screening – all students on campus will be tested.

-Campus is taking this very seriously – 10,500 undergrad students return to live on campus with 9/19/20 move-in.

Social distance – no triple housing, only double occupancy so we are loosing 2000 beds

-North Torrey Pines is almost done which will add back 1800 beds

Return to Learn – website -> wear masks, social distance

University – 1 of 3 Moderna Trials – 500 people in the trials
-Projects Completion – North Torrey Pines Living Learning – Winter Qrtr,
Center for Costal Study – Scripps Pier – Fall Qtr, Theatre District
Living/Learning Project needs UC Regents Approval completion Spring 2023

8. Public Comment: Non-Agenda Items (3-minute limit)

- a. Lou Rodolico – Roads not finished to have corp. profit taking priority to have fire station. [A transcript of this public comment is in the Appendix.]
- b. Bill Beck – Thank you to the board for asking the city to move ahead with 3 street lights and where are we.
CN – letter is almost ready, need to speak to KW to get it to the correct city employee.
- c. Barry Bernstein – UCCA discussion , SD League of Woman Voters – Sept Newsletter listing forums where voting is going to be discussed. Sept mail in voting goes out.

9. Information Item: UC Villages Landscaping and Golf Course Update. Beth Binger and David McCullough presenting for Willmark Properties –

Beth Binger –representing Willmark presenting plans of 3&4 of Avia
CN comment – need to focus on Landscaping and Golf Course
David McCullough – Landscape Architect
-went through slides – Wilmark proposes replanting cleared slopes with native Oaks, grasses, and perennials.
-Hydro seed mix help with stability once other plants grow into the space
Toyon, SD sunflower Sticky Monkey Flower
-Owners turned off the irrigation and it turned brown. Landscaper asked owners to turn on the water and naturally it is growing back in. So, they are planting container sized material on the slope to help fill in.

-100 feet brush zone rules:

- a. first 35 feet from buildings has to be permanently irrigated with lower fire hazard material
- b. second 65 feet can be non – irrigated, 50% reduction / thinning in this zone

-not required but Willmark will turn on the water to help native material will come back quickly

CN – Former Golf Course – Conditional Use Permit says Golf Course is required.
Beth – Wilmark position is that maintaining the Golf Course is not mandated in the Conditional use Permit.
Justine – Development Services – Deputy Director says it is a requirement of the permit. Therefore it needs to be an amendment to be removed from the permit. Justine met with the Director of Dev Services after UCCA meeting. (Beth and Justine need to talk after our meeting as Beth thought Justine would confirm Willmark is correct).
CN – since Mar. UCPG has been letting Willmark know their permit needs a golf course
Beth – has a legal opinion for Willmark that they don't need a golf course
CN – When will we have more information?
Beth – Next meeting

Community Member – L. Rodolico – goal to get open space back – will it be available to the neighbors – to hike and walk dogs etc.

Beth / David – yes a path to welcome neighbors

Lou – Not open space restricted to people but open to neighbors

David – Plants need to be back to native / natural

Janis Deady – Wilmark took out 50 – 60-foot trees and should replace with 50 – 60 foot trees for the birds/owls/hawks. She notes that Golf Course is still listed as an amenity in advertising for the senior living community.

Beth – she will go to marketing to remove this amenity.

David – Plan is to hydroseeding to keep dust down, plant 36 inch box trunk large trees, 5 and 15 gallon shrubs – mostly and 1 gal shrubs as well.

Impossible to put back 50 to 60-foot trees and brush mgmt. is aggressive for fires

Janis Deady – we are not talking about brush. Your company decided to remove large trees, so your company has to bear the burden of cost. They will fortify the slope

NG – Bulldoze first, ask questions later. Where were trees before?

David – largest trees were on the pads – pine trees, Modesto ash - primarily on pad

PK – Tall trees are still shown on Google maps in the Canyon.

Community members:

– Steve Kalvelage - questions still unresolved. UCPG should send a letter to Dev. Services to halt anything until this is resolved.

CN – UCPG – asked for a presentation. Logical next step to write a letter to Dev Svc -Mike Conroy – statement – This is a Classic Bait and Switch. Willmark got approval to build Golf Course as a loss leader. Willmark should pony up and provide compensation even if golf course loses money.

-Jason Cox – open space could be midpoint so why going away from golf course?

Beth – lack of use in community, high cost of water

Janis Deady –not putting big trees on the slope is wrong, there were a ton of trees, and now it is horrible. Amenity – golf course and club house -> people live on a golf course and walk the golf course.

AW – Replacement of trees on the slope – should be larger than 1 gallon container. Use of Native plants is a good step, but as a matter of process we cannot comment on proposal to relandscape the Golf Course until Willmark comes to us and asks us for a new permit requesting something else. Backdoor process is not the correct or respectful way to treat community. Trails – opportunity for community to use open space.

Community members comment:

-Katie Dunahoo – consider a walking path at the bottom of the canyon – something inviting to the neighborhood. Concerned about the lack of transparency. UCPG should/please write a letter expressing upset about past and fix for the future.

-Mike Conroy on the loss leader, we understand that you are losing money. Fix the trees, and it will be better for the community.

CN – CN, Beth & Justine -> get it sorted by next meeting – urges that if Willmark desires no golf course they should initiate process to amend their CUP and do it the right way.

10. Action Item: to approve proposed letter from UCPG board to SANDAG concerning the excessive noise problem from the I-5 along Charmant Dr. due to Trolley construction.

PK – need to write a letter about noise from I-5 & Charmant Dr. along with Gilman to Nobel Open space. They tore down trees that were a noise barrier, replaced with concrete – now sound bounces off and echoes

JS – Motion: UCPG support writing a letter to SANDAG requesting that they further investigate the noise, including noise testing – that they inspect, test and abate as necessary. Seconded PK

Discussion:

Gia – study – where is this taking place

PK – La Jolla Colony Park

Gia – wait and see what noise analyst finds. Next to houses? Then measure at Rose Canyon next to Gilman.

PK – Yes start next to homes but continue to 1) La Jolla Colony Park 2) Next to homes 3) Rose Canyon at Gilman

Gia – by Mormon Church

JS – Has Mormon Church done testing? Pending?

Gia – not sure will follow up with additional locations

CN – yes please add new locations please be available @ next meeting

Call Vote: Yes 11 – No 0 – 2 ABS (JM and JA); motion passes.

[The text of the letter to SANDAG is included in Appendix.]

10. Action Item: Callan Healthpeak PTS # 658398 Coastal Development Permit, Neighborhood Development Permit, and Site Dev Permit.

Jeff Sobczyk presenting – info session in March – they took UCPG suggestions and reworked plans and they are presenting new plan

-149,000 sq ft – 2 connected buildings pulled back from canyon edge and built to maximize use of site slope.

-entitlements have already been approved

-Neutral on trips (ADTs). No new traffic – moved trips

Phil Pape: project located east of Torrey Pines Golf Course. Looking for a final project approval.

- Project features:

Many walking paths – goal that employees not need to drive once there - walk all around mature trees, preserving these trees.

-Significant grade issues for retaining walls, new project reduces walls, and incorporates landscaping that will reduce visual impact. Connection to canyon path in open space easements

-Healthpeak team member: rotating the retaining wall – we can plant more – above and below preserving 70% of the trees and adding 114 new trees. Replaces trees in a 3 to 1 ratio. Existing site, 26% native planting; proposed project, 71% native planting

-Green Roof –native seedum and incorporate them into mix

- Removing invasive species
- Proposed trees – Sycamore, Torrey Pines, Toyon, Lemonade Berry and Oaks, with native plants on the Torrey Pines State Reserve side
- Understory will attract bees
- Jeff – closing – we heard you and responded with new design – we are asking for approval this evening
- JS – trail to reserve – path or trail – unofficial
- Phil – unofficial trails – movement to have more trails
- JS – Avoid plants that might be considered invasive in Torrey Pines State Park -- Darren Smith, State of California environmental biologist, is the person to talk to. I can connect you with him.
- AW – thank you for the amount of time and labor you took to make this a much improved plan. Notes trend to ecologically resilient landscape design in Silicon Valley tech parks. These are good steps in that direction.
- Notes that project adjoins Torrey Pines State Park. TPSR has 3 big adjacency issues – 1) invasive plants 2) Views and Vistas – yours and from the park 3) Water /Drainage
 - Removing invasive species and improving trails and walkways – Very good.
 - Also, consider softening the wall to the maximum extent– give consideration to how it will look from Torrey Pines State Park
 - Note, plan brings cars parking in the lot to the TPSR edge. We don't want to see autos in the view. What can you do to shield these from view?
 - How will the project handle Storm Water and drainage into the Park???
- Lighting should be fully shielded adjacent from the Reserve, low brightness, full cutoff fixtures.
- Maximize design to prevent Bird Strikes- rare and threatened Species present
- Appreciate and applaud planting considerations – What are the plantings on the slope adjacent to TSRP? - consider using Manzanita (Mission and Del Mar), Ceanothus, other rare species that exist on the TSRP side. Enhance existing habitat.
- Kudos to plan to connect existing pathway along boundary between TSRP and your property.
- Phil – Lighting – respects boundaries and meets light pollution guidelines
- Water – no storm water will leave the site – large collection basin-new water mgmt. strategies. Respecting watershed
- View – Park to Dev – Retaining wall will improve view – currently a 3-story building view – also, planting will soften view of cars, Edge softening with trees and other plantings.
- Ben – Planting strip of 32 – 42 in. to cover front of cars.
- Roger – UCPG pleased with good faith effort to meet community concerns. EIR – impact health humans, building biology institute. Roger is sending the link to Stephanie
- AW – Call for Motion
- Discussion:
 - Community member – George Lattimer – City property restrictions to the uses on the Torrey Pines area for non-scientific uses. Company wants to reorder site – Law firm not on use.

Jeff – City of the same concern.

Cooley said only Bio Uses. Vetted this with City

Cooley – Biotech Attorneys – Current use permitted by City

George Lattimer – Please sent doc to CN that no precedent was going to be for

- corporate headquarters – 50,000 sq ft

- only Bio Med

AW – you are not requesting a change in zoning??

Jeff – no change in zoning, rents are too high, so those tenants don't want it.

Phil – Life Sciences designed research

AW – designated for Lead / Silver, why not higher? LEED Gold?

Jeff – We say silver but we are going as high as we can /best we can

AW-Motion – UCPG recommend approval of project with shielding of lights, best practices to mitigate bird strike in the design, attention to edge effects raised in discussion. MB – seconded

Call Vote: Yes 13 – No 0 – ABS 0 motion passes

11. Adjournment at 8:34 pm. Next meeting will be Tuesday, September 8, 2020 on zoom

Thank you, Chris

Appendix to the minutes.

August 13, 2020

Gia Ballash
Associate Public Outreach Director
SANDAG

John Dorow
MidCoast Trolley Corp.

Dear Gia and John,

I write on behalf of the University community planning group (“UCPG”) which voted unanimously at its last meeting to support this request to SANDAG for abatement of a noise problem in our community caused by SANDAG’s construction processes, in particular the removal of the previously present dense vegetation, and the newly constructed concrete tracks of the trolley and their supporting structures (columns).

We are requesting mitigation of the substantial noise problem from the 5 Freeway in the area along Charmant Drive (i.e. on the, West side of the La Jolla Colony communities) and La Jolla colony Drive caused by the construction of the MidCoast Trolley.

The facts as presented to UCPG are as follows:

- As part of the MidCoast Trolley construction a large number of mature trees and surrounding vegetation was removed on the east side of the I-5 Freeway parallel to Charmant Drive. The berm by the side of the freeway has also been lowered. It appears that resulting bare slopes are planned to be planted with low growing vegetation, not tall trees that would extend above the freeway. As far as we could ascertain there is currently no plan to install sound barriers along the freeway.
- The trolley construction added a significant amount of concrete east of and adjacent to the 5 Freeway. These concrete surfaces act as sound reflectors focusing the sound onto the adjacent residential and recreational facilities.

- The noise volume from the cars and trucks, mostly due to tire noise, on the 5 Freeway perceived in the vicinity of the freeway has dramatically increased, likely as a result of the removal of the previous noise buffers which the berms, the trees, and other vegetation provided, and because the additional concrete used for the trolley reflects/deflects sound as opposed to absorbing it.
- The increased noise volume in the area is unacceptable and interferes with the enjoyment of those who live in the nearby community, and particularly those who enjoy the greenbelt and area along Charmant Drive for walking and other outside exercise and sports activities. There is also a community dog park in the affected area. Furthermore, in the vicinity of the overpass of the I-5 across Gilman Drive the generated sound causes significant noise pollution in the open space in Rose Canyon, and therefore interferes with recreational activities in that area.

This noise problem needs to be abated before the trolley construction is completed, final landscaping is put in place, etc. Complaints about the noise problem have been made during UGPG's monthly meetings on numerous occasions, as the SANDAG representatives attending those meetings should have noted.

We are unaware of any noise studies that were performed by SANDAG since prior to the commencement of the MidCoast Trolley construction in this area, several years ago. Prior noise studies, if they were conducted before construction, could not have taken into consideration the unacceptable noise volume which **now** exists as a result of the construction , i.e., with the removal of the sound barrier created by tall trees/vegetation and the addition of sound-reflective concrete used in the trolley construction.

We request that SANDAG perform an investigation of the impacted area, east of the 5, during free-flowing traffic on the I-5 to observe the tire- and engine-generated noise levels at very least, along Charmant Drive, in the green belt across from the construction staging area on Charmant, and in the vicinity of the I-5 overpass at Gilman Drive. We welcome the opportunity to also meet with SANDAG's representative during their site inspection. If noise testing is to be conducted, we request that a representative from the UCPG community also be permitted to be present.

We look forward to further dialog with you to discuss what methods SANDAG proposes to abate this noise problem.

Please address your response or questions to me as appropriate.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Nielsen".

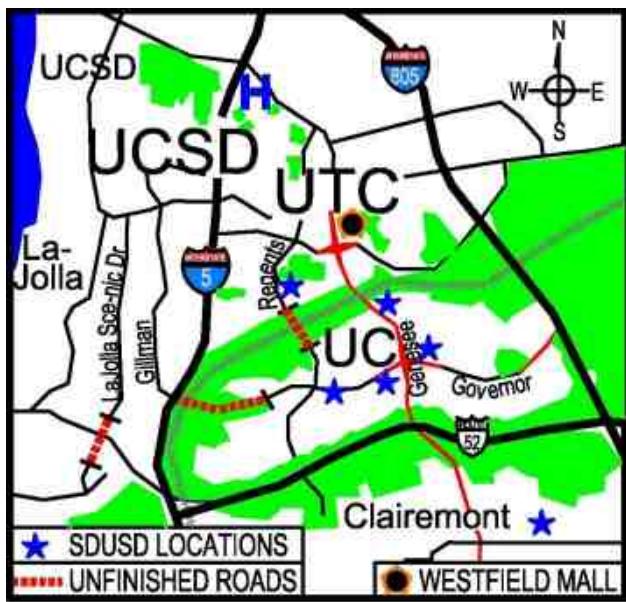
Chris Nielsen
UCPG Chair
858-663-0186
cn@adsc-xray.com

Non-agenda Public Comment submitted by Louis Rodolico

In 2010 the US Supreme Courts “Citizens United” ruling gave corporations an unlimited ability to push dark money into our elections. Corporations placed candidates in office who put corporate profits first. In reaction to the pandemic politicians tripped over themselves trying to keep the economy open and came up with a litany of excuses that ignored public safety and put corporate profits first. They went to a divide and conquer strategy by creating the mask no-mask coalitions. Ironically had Federal politician’s prioritized public safety many businesses would not now be facing ruin.

Corporations pay less and less taxes and have more and more control over how our taxes are spent. Here the UC-UTC area north of Rose Canyon will soon have 3 firehouses protecting corporate investments. Fire houses South of Rose Canyon zero. Corporations can and do put themselves first. They support media that has us fight over; religion versus science, mask versus no mask and bridge versus no bridge.

Here in San Diego Westfield Mall wanted all traffic and customers funneled up to their stores on Genesee Avenue in University. So Westfield Mall paid half a million dollars for a custom Environmental Impact Report to remove roads so Genesee was the only North South Street. Lobbyists pitted neighbor against neighbor, keeping eyes off of Westfield. To date only one of south UC’s 3 main roads has been finished resulting in 7 additional deaths each year due to extended ambulance service times. The SCOTUS Citizens United ruling allowed corporate profits to subjugate public safety, putting us where we are with the pandemic today.



UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Virtual Meeting Via Zoom
6:07 P.M. September 15th 2020

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Dan McCurdy (DM), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasseri (AN), Rebecca Robinson (RR), Jon Arenz (JA), Amber Ter-Vrugt(ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning), UCSD Student (Vacant), Business B3-A (Vacant).

1. **Call the Meeting to Order:** Chris Nielsen 6:07 pm.

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

Approve the Agenda by Acclamation Vote: no objections

3. **Approval of Minutes from July 14, 2020.**

After revisions; Moved by ATV, Seconded by AW; Vote – Yes-12, No-0, abs --1
RR

Approval of Minutes from August 11, 2020.

Moved by AW, Seconded by NG Vote – Yes-14 No-0, abs -0

4. Attendance roll taken due to Virtual Meeting – see above for attendees

5. Announcements:

Chair's Report and comments:

a- Attendance required to be on UCPG, 1 meeting in 12 months – elections in Mar R. Vickerman – attending officially

Talking to KW about Ryan Perry's seat –Business Seat B3A

And Erin Baker – student at UCSD – graduated. Both are on UCPG and CPUS.

b- CPU Subcommittee – build out, Open Space/Plan Open Space on 9/29 4 – 6 pm

c- Gia Ballish – SANDAG Report

Update with response – Letter to City for Freeway Noise LJ Colony

Several meetings have happened – variables in play are 1) physics – factors being considered and 2) topography/structures/landscaping

-noise measurements in the community – we are planning to evaluate noise for a few new sites. It will be 1 to 2 months since we need to wait until construction is almost finished.

JS – thanked Gia for her responsiveness – But frustrated by not being able to speak with experts/engineers. PK and JS will compare the EIR sites and come up with 2 new sites to measure.

The noise from I5 is intolerable so we want to see how it has changed.

CU – reiterated that noise should be compared to EIR noise testing sites

Gia – Rose Canyon sites will be tested but where in the canyon?

Gia said she will arrange a meeting for JS to speak to experts/engineers

d. Willmark – It shall include an Executive Golf Course and clubhouse.

In conversations with Beth Binger, CN recommended amending conditional use permit to remove the golf Course if they are not going to maintain it. Beth has not commented.

JS – are you going to press issue or just wait?

CN – continue to have dialogue – Justine Murray – will continue to press
We don't have enforcement authority.

JS – Did we give them permission?

e. - Upcoming items review.

7. PRESENTATIONS:

A. Councilmember Barbara Bry – Rep. Justine Murray for District 1

1. City wide ordinance – council extending the temp ordinance for business to operate outdoor for an additional 10 months
2. City – parking enforcement – begins 10/1 after the enforcement pause
3. Workforce partnerships – policy board -> study on work force and

Opportunity in low income or senior career center – great resource

Willmark comments: Yes, CUP has to be amended. Confirmed by CN and Justine. Justine stated at the UCCA meeting that she will meet with Chief Operating Officer of the City and the code compliance team.

A property walk through with the Fire Dep Code Officer found dead debris and code enforcement violations with homeless encampments, etc. There are a lot of potential violations.

Justine will be dedicated to the Willmark issues in November.

AW – comment – thank you for all your work and councilmember's time

Letter of invitation – look forward to your amendment with our input to help Approve CUP

CN – agrees

Janis Deady – Community member – we don't want to amend CUP.

We are hopeful that they keep the golf course and all of the amenities. i.e.
Bacci ball/pool/gym

AW – we just want to bring them back to the table

Justine – why did they stop construction?

CN – did not get a response

B. Membership – AD – those of you that would like your membership

Recorded get hold of CN – please send him your information

C. CPU – Process, Plan Update Subcommittee – AW ->

Tues 9/29/20 – 4 – 6 pm due to presidential debate.

-Correct baseline development density is helping us to start true

Open Space – Conservation

8. Public Comment: Non-Agenda Items (3-minute limit)

- a. Reed Vickerman – UC resident, works in the Biosciences as a business analyst and president of the Southpoint HOA. – JM recommended

- CN – we will get back in touch with R. Vickerman
- b. Diane Ahearn – Fire Safe Council – 1 year anniversary
 - Ready / Set / Go – manage by staff resource district
 - Jemma Samala – Fire Safety Council President.
 - Fire Council – created a website and want CPU Subcommittee involvement
 - c. Barry Bernstein – UCCA discussion: Topics – 1) Imagine UC 2020 – Standley Park rejuvenation: signage up for work between Middle School & Swanson Pool
 - UCCA newsletter – coming out just before mail in ballots with campaign Statements from all candidates
 - UCCA is working with Scripps Health's COVID-19 medical team.
 - Donations to team and UCCA matching funds
 - d. Joe La Cava – running for City Council district #1

9. Action Item: Request for an all-way stop sign at Science Park Rd and Torreayana Road under Council Policy 800-2. Aida Edgington, Rick Engineering Co. presenting.

Aida Edgington – Traffic Engineer for Rick Engineering. Steve Carson – Alexandria for Campus Improvements. Location: Spectrum at Maryfield, cattycorner to Alexandria Building Science at Park Rd and Torreayana. It is a non-traditional T intersection – we need a safe way for pedestrians to cross.

-Pedestrians moving over and around 6 buildings from work to gym to parking.

-Place a stop sign so people can cross Science Park Rd safely.

-Need community group recommendation under CP 800-2 so they have come to UCPG CN - Idea is to get the stop sign in place prior to the potential heavy pedestrian traffic – before it is build up and has lots of people working and needing to cross.

JM – Abstaining -> there is a need right now

AW – A stop sign is good. When do we get to see the remainder of the bridge?

Dan Ryan – The \$5 million bridge was shot down by City because the suspension bridge was too tall (> 30' height limit) so they are back to the drawing board.

Steve Pomerenke – Rick Engineering – rides his bike everyday and cars are coming fast through here – totally needed

MB – Motion to recommend, with JS seconding.

Discussion –

IK – There is a slope in the road prior to the intersection, so can we put a warning sign “STOP AHEAD”

Carson – is it needed? Traffic engineer?

Aida – Yes normally warnings are placed if justified.

Motion: Moved by MB seconded by JS. Recommend the installation of the all-way stop sign at Science Park Road and Torreayana Road under Council Policy 800-2. Yes: 13, No: 0, Abstain 0, Recusal 1 (Jason Moorhead, employed by the applicant).

10. Information Item: Presentation in favor of ballot measure E, removing the Midway Plan Area 30' height limit. Cathy Kenton, Midway Planning Group Co-chair, presenting.

Cathy Kenton – Midway Planning Group presenting. 11 years working on a plan update that was approved by the City Council in 2018.

Midway includes 1324 acres, with 88 acres owned by City. Also the Marine Corps Recruit Depot is in Midway as well as low income Senior Living. (see presentation) IK – area west of I-5 is in the coastal zone therefore Midway is in the zone but not a coastal community. What percentage of buildings need to be above the 30 foot limit?

Cathy – 30 to 100 foot would look like little Italy and would be to build moderate / middle / low income housing.

IK – Keep building low by the River

JS – area is a mess, bulldoze and redo. There is a lot of vacant property, parking structures and so forth. New structure across from Vons on Midway looks OK. Do you need more than 2 to 3 story buildings?

Cathy – not looking for high-rises but looking for mixed use and flexibility to build higher and bring residential requirements to an industrial area

AW – Coastal zone (Prop D) or Costal Commission zone?

Cathy – Bulk of community is not subject to Coastal Commission except down by Laurel St.

AW – 10,000 houses can be built with current height limits.

Cathy – no plan to increase the housing; we want to go higher to get parks and open space

AW – high-rises are more expensive: will this keep housing affordable?

Cathy – community wants affordable housing

Debbie Knight – market will not build affordable housing. They will only build high end housing with very small percentage of low income.

Cathy – no guarantees on the percentage of low income. No ocean views so high-rises aren't expected.

CN - not intended but there will be.

Cathy – With an increased height investors will come. They want to make a profit

IK - How much open space?

Cathy – we have none now and we want 5 acres.

11. Information Item: UC San Diego Fire Station and right of way improvements, located at the corner of North Torrey Pines Rd and Genesee Ave. Monica Arredondo from the City of San Diego presenting.

Monica - A City-Community collaboration. Two story design and in Coastal Zone which dictates the height. 10,500 sq feet, 9 to 11 fire fighters. Community will have input, with up to 25 / 100 points. We want to have this meeting in October. Four architects are bidding on this proposal.

IK – Bike riders and pedestrians need to cross the frontage; a push button to cross?

Monica – right of way is always considered in terms of safety

ML – location map again – will the two tennis courts will be removed??

James Gaboury – Fire Chief – it is not a controlled intersection now but will be
RC – Great presentation, thank you. What role does solar power play; what are you
considering?

Monica – no plan now? Chief?

Jason – The last 4 to 5 fire stations had solar so it might have it. All stations need
generators for emergency power

RC – I encourage you to add solar

Jason – At the meeting in Oct bring this up!!

AW - Will there be UCPG input be in the process?

Monica – Oct will be the day for the community input.

CN – Project input from UCPG – final project recommendations?

Jason – The process is: 1) community meeting input 2) design architect come up with
design 3) vote on design – what community prefers

AW – think about UCPG in traditional role – Fire station 50 is a good model – Vertical
vs. Horizontal. This is a high end area – Scientific Community landscaping should be
native, sustainable et al. This should eventually be an action item before the UCPG.

Jason – want to work with UCPG – will come back

CN – AW – stipulate that you come back for a recommendation

JS – Will the architects work on ROW reconfiguration? Work with Development
Services Dept? There are many accidents on Genesee and Torrey Pines.

Jason will look into the process.

NG – battery backup with solar instead of generators?

IK – can we see RFP? We would not mess with fire station purview but we are looking
at landscape/water runoff etc. Is there coordination with UCSD?

CN – Keep to process.

Brooke (UCSD) UCSD is working hand in hand with City. Landscape keeping with
UCSD sustainability goals is important.

Bill Beck -Community member – FS 50 – when the project was started, UCPG had a
subcommittee.

CN – agrees we should have one in the future, perhaps the next couple of months in order
to prepare for an Action item.

**12. Action Item: Approval of a Project recommendation for Costa Verde
Revitalization, PTS 477946. University Community Plan Amendment, Costa Verde
Specific Plan Amendment and Amendment to Planned Commercial Development
Permit no. 90-1109, TM and Street Vacation. Redevelop approximately 125,000 sq
ft of retail and build 400,000 sq. ft. of office/research space and a 200 room hotel,
located at the northwest corner of Nobel Dr. and Genesee Ave – John Murphy,
Regency and Dan Ryan, Alexandria Real Estate presenting**

John Murphy: We presented at the March UCPG, UCPG Costa Verde Subcommittee,
and the May UCPG meeting and we answered questions. The project has 125,000
commercial / retail space, 400,000 office / research space and 200 room hotel. It is a
walkable, mixed use site which supports the surrounding residential UC Community.
Timeline (see presentation): 9/2020 UCPG

10/2020 City
6/2021 start construction
10/2023 Complete construction

Dan Ryan – created great design – pushed to improve what is there. Thank you for thoughtful suggestions. Costa Verde has tried to answer and incorporate these suggestions.

Ryan Kohut – SANDAG – Regency partnered with SANDAG and MidCoast Trolley.
Angelica Rocha – Circulate SD – Regency was given mobility certification.

Melanie Cohn – BIOCOM Rep – supports this project as an amenity to the area. Keep the new hotel and life science.

David Cohn – support for Costa Verde; the existing site is an eye sore and there needs to be synergy between retail and restaurants for Cohn Restaurants. Strongly urges UCPG support.

IK – described drainage from McDonalds, Carwash and Gas Station

John – They will stay open throughout the construction and then they will be connected to updated storm drain later

IK – this is misleading and improper stunt

John / Jack Straw – McDonalds, Carwash, and Gas station will be upgraded later after construction.

IK – Can we word it correctly, with a time line, etc.?

CN – We generated an EIR comment letter and held noticed & valid subcommittee meetings

JS – compliments to Regency are appropriate & UCPG thanks you as well. We could potentially approve project without the hotel. Are there alternative plans in case the hotel is not built?

John Murphy: more offices would be built instead of a 10 story hotel with 6 to 10 stories of office space.

JS – do you have to start from scratch with the development process if so?

John – We would maximize our entitlement.

Jeff Chine – we would replace hotel with commercial

JS – will this alter your ability to proceed?

Jeff – We would build the hotel or fall back on commercial retail / office

NG – Hotel 6 to 10 stories, we have to take your word or it – stay with 6 stories. Or this would be better off with no hotel.

John – put the 6 story suggestion in the note on the EIR. A 200 room hotel would be 6 stories and 400 rooms would be 10 stories.

Debbie Knight – On the entitlement for hotel, the environmentally superior alternative is to not substitute a 10 story office building, and suggests removing hotel due to lots of traffic.

John – This prime corner cannot be a park.

Janis Deady – community member – great hotel – small hotel – intimate hotel. Why if UCPG agreed to high rises all around could you object?

CN – SD Regional Chamber of Commerce – unanimously supported

AW – Thank you Regency / Alexandria – Kudos you have listened and made improvements. Architecture is dynamic / beautiful. Connections to life sciences are exceptional. This is a start to more dense, mobility and smart growth following our Climate Action Plan. – We cannot afford to fail!!

SANDAG says Costa Verde is bicycle friendly but I am disappointed that there is no housing (for job/housing co-location) and the mode share is 80% cars.

AW – urges Regency to commit to transit demand measurement for 5 years with a target of a cycle track on the South side of Nobel.

John Murphy: thank you for thoughtful comments

- TDM measures – agreed to 3 years
- When the EIR was published, we agreed subsidize hourly workers to take the trolley
- Cycle track on south side of Nobel – are we allowed to do this??

Jeff Chime – No!! That would be an off-site cycle track.

Shankar – Agreed to cycle track for the north side of Nobel Dr.; south side is not on our property

John – recommend to AW – the CPU is tool we would support

AW – offsite is off track North side to Regents is offsite, therefore commit to cost then for south side – who? when?

Jeff – Shankar Developers are not responsible improvements offsite, or larger bike cycle tracks. Regency questions tying this to the project tonight.

John – If I say yes – tonight – why would I do another developer's work on the South side? Why would I help that developer?

AW – why not help the community and bike safety?

Jeff – FBA fees will cover future infrastructure costs so it is unfair to say Regency isn't doing its part.

RC – we want family friendly, wire vs. wireless, people friendly, housing friendly.

Tamara Milic – Community member – 200 room hotel is not intimate, there is a lot of construction noise

IK – It is ironic that Regency is advertising a bike friendly site. They need both sides of Nobel. This is a trap.

CN – community comment – read for Diane Ahearn – sensible plan – new project opens up to the neighborhood to welcome housing, pedestrians, and bikes

Debbie Knight – 1) bikes should be on both sides - one side of Nobel is not a good idea, it could take another 20 years to fix. 2) I urge you to deal with storm water runoff. This is misleading in the power point. 3) outdoor lights should be fully shielded 4) bird safe glass should be used.

Choose the environmentally superior alternative but appreciate fairly beneficial project.

KM – remind everyone – bike lane was added after UCPG suggested it.

CN – move to approve the entire project with possible amendments.

AVT-seconded with amendments

MB – request that we add south bound bike lane on Nobel refer to conversation justification – bike unfriendly

IK – approve environmentally superior alternative as an amendment?

AW – recommend that the TDM program extend to 5 years to allow for adjustments after project is operational and create target goals to meet. Justify that transit must work and it has to be more than 13%. Encourage construction of housing for hotel replacement.

Motion: Recommend approval of the full project with additional recommendations to add a bicycle track on the south side of Nobel Dr., that the TDM monitoring program be extended to five years in order to adjust the program after project operation has begun, and that we request that the updated storm drain system which Regency be connected with the McDonalds and Gas Station/Car Wash as soon as possible.

Call for vote. Yes 10 (RC,MB,DM,AW,NG,CW,ATV,JA,KM,CU) – No (JS,IK,ML) 3 – ABS 0 – Recusal by JM (ARE employee). Chair not voting. Motion passes.

13. Adjournment at 9:36 pm. Next meeting will be Tuesday, October 13, 2020 on zoom

Thank you, Chris

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Virtual Meeting Via Zoom
6:04 P.M. October 13th 2020

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Dan McCurdy (DM), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasseri (AN), Rebecca Robinson (RR), Jon Arenz (JA), Amber Ter-Vrugt(ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning)

1. **Call the Meeting to Order:** Chris Nielsen at 6:04 pm.

2. **Attendance taken** quickly due to Virtual Meeting

Presentations – began the meeting with Todd Gloria – see presentations below

3. **Agenda:** Call for modifications and there were none

Approve the Agenda by Acclamation Vote: no objections

4. **No Minutes – Postpone September minutes approval - November meeting.**

Presentations – continue meeting with Barbara Bry – see presentations below

5. Announcements:

Chair's Report and comments:

a- Costa Verde Revitalization Passed Planning Commission – going to council meeting in November

b- UCSD Fire Station – Now called the “Torrey Pines Fire Station” (it will receive a station number later) City meeting Thursday 10/21 from 6 – 8 pm – mini scoping meeting and 4 designers will be there. Community members will vote on the Fire Station Design.

c- AW and CPU Subcommittee – meeting 9/29 4 – 6 pm

d- League of Women Voters Host a District #1 Debate – Will Moore and Joe LaCava

Moderator will ask questions – including Vacation Rentals

AW – Question – will there be a Fire station meeting for UCPG?

CN – Yes but after the 1st of the year. UCPG will have a seat at the table with Designers as an action item.

JS – Fire station 50 is done. Is there any Open House?

CN – No notice as of yet, maybe virtual? It will be operational next year, 2021

RC Comments - Annual Report – we need to read it. It is very comprehensive – a lot for CN to put together. Helpful if we could distribute this report, it would accelerate engagement in the community. Could we put copies in the library? It is the ability to represent the community – get a larger base of membership – broaden it! How can we bring on new members? Influencer / Higher expectations /

with powerful representation

JS – a great idea -> publishing Annual Report may not be the way to do it. Library or publicize what we do!!

6. PRESENTATIONS:

- A. Assembly member Todd Gloria presenting for Mathew Gordon this time.
- Legislature adjourned - 9/1 Review
- * 5 bills – signed into law
- 1-Domestic violence
- 2-Rental sale -> prices/costs ->renew SPAWAR site
- 3-5000 jobs
- 4-COVID-19 Response – stay in homes-extend evictions protection through 2021
- 5-Unemployment claims – 78th District can help unemployment benefits –
Covered California
- *Continue to work with Governor to reopen California
 - outdoor dining, hotels and events
- *Thank you for letting me be your voice

Questions:

AW – Support from the state for Affordable Housing – desperate need for more low Income / affordable housing in UC. We need developers who want lower percentage of luxury housing. What can the state do?

T. Gloria response - likely to have more of an issue after pandemic. 1st – Hotel housing conversions but not in UC. 2nd – everyone has to do their fair share, SB2 dollars renewing annually – encourage developers to apply for these dollars
Community member – Janis Deady – restaurant owner – she doesn't know if they will be able to make it through the next year. As a small business – only 25% guests are allowed, between bites put on their masks, affects 50 employees

T. Gloria response – On the tweet from the Governor on masks between bites – He regrets comment!

Official guidance is wear masks to table. 4 tier reopening – Tier 2 right now restaurants open this is data driven. We want Tier 4 so we have to do more

B. Councilmember Barbara Bry – Rep. Justine Murray for District 1

Justine is keeping her up to date from UC – Thank you

1-Pandemic end – she agrees that it will take time

2-CPU – local planning with community input

3-She is so happy that we are engaging everyone in the community so their voice can be heard

4-Rabi incident on Saturday 10/10 – Barbara found out Monday with SDPD working to identify and apprehend – putting extra patrols in

At the UCCA meeting tomorrow night SDPD will be present

Questions:

AW -Affordable housing - increase supply for truly affordable housing? What can the city do to help us?

B. Bry response – Adaptive reuse is her first thought; 1) Development Services – takes too long for approval – need to streamline 2) Pandemic – adaptive use of office &

commercial buildings 3) Update community plans along transit. Ask for something back as people who earn too much for subsidies need this. 4) get short term rentals back onto the market. City should enforce the existing ordinances 5) down payment assistance for 1st time buyers. Community reinvestment levels. **Council unanimously approved increased density in Mira Mesa - 1800 units in all price ranges.

JS – her sense is – come Feb – there will be a crisis in evictions due to moratorium stopping. What is being proposed for Feb/Mar?

B. Bry response – property owners say 95% of tenants are paying rent – the rent relief fund had \$17,000,000 and now adding \$5,000,000. The problem is commercial properties – tenants are not paying rent. You have to prove wage loss due to COVID-19 After the election – we will see if congress starts to help.

JS – what about small landlords?

B. Bry response – rent relief is only for residential property.

Continuing B -Justine Murray– update on Willmark – Late Aug. there was a walk through – There were fire hazards – Code compliance and code violations were witnessed. Fire department went through the site in Sept. and they noted safety violations – Willmark has 30 days to fix.

C. SANDAG / Mid Coast Trolley – Gia Ballash presenting

No further news on noise issue for La Jolla Colony project.

Project Note – mid coast trolley Nobel Drive Parking Structure will be finished by Thanksgiving.

D. CPU – Process, Plan Update Subcommittee – AW ->

9/29 meeting began with conservation and open space element of the Plan Update. Goals – business end of plan document that we use.

Goals discussed – it was a vibrant meeting – economic prosperity goals – seeking our input.

-Next meeting Tuesday 10/20 from 5:30 to 7:30 pm

JA – Are meeting announcements generated by KW?

Katie Witherspoon (KW): Planning Dept website is:

<https://planunivercity.org/meetings>

“Mailchimp” is used therefore email could be in spam folders

KW said that Kearney Mesa is going to City Council next so watch.

E. Senator Toni Atkins – Rep – Miller Saltzman reported

- Legislative session ended with the following new laws:

1-Protect equipment for cleaning supplies

2-Small Business – exclude from taxes PPP loans up to \$1,000 for loss of employees

3-Budget surplus that was projected ended up as a deficit

4-Census has deadline. Fill out Census - 73.7% of county and 70% of the state has filled out the Census

- Governor made an Executive Order – 2035 -> 0 emission vehicles

7. Public Comment: Non-Agenda Items (3-minute limit)

- a. Bill Beck - Fire Prevention Month – Retired NY City Fire Chief
All citizens should have – floor plan of home, find 2 ways out of the home, make a meeting place outside, sleep with doors closed and phone near you, crawl don't walk out of the smoky room, check fire extinguishers and batteries in smoke alarm
- b. Will Moore – District #1 will be at UCCA tomorrow and Woman's League Debate. Talking about favorite UC issues
- c. Barry Bernstein – UCCA 6 pm meeting tomorrow. Topics – 1) attach on Rabbi Saturday, email blast for District #1 debates, Justine -> Aria La Jolla – Willmark Golf Course remarks and Standley Park rejuvenation Ground breaking Virtually Barbara Bry will be there.
- d. Joe La Cava – City Council district #1 Forum tomorrow UCCA meeting then log off and on again for the debate. Thank you to CN and elected members

8. Information Item: Penasquitos Lagoon, Mike Hastings presented:

Mike is the Executive Director of the Los Penasquitos Lagoon Foundation (LPLF). AW and CN reached out to have Mike share general information about this watershed.
 -There are no members; it is a Coastal Conservancy & communications hub – Board consists of State Parks/City/Local Community/Environmental Community/Developers They all work together to see what is best for the lagoon – Mike has been there for 20 years.
 -Lagoon is a green salt marsh/salt flat/with an alkaline marsh inland. Tributaries are seasonal and in 1996 – daily input from irrigation
 -See presentation-
 *Watershed – historic land use -> cattle ranches / gold rush
 -Cows don't eat chaparral therefore grass planted. Railway moved water. 23 years lagoon was used for primary sewage treatment with legacy pollutants
 *Genesis for the Lagoon Conservancy -Late 1990
 -invertebrates so there was no food for birds
 -Storm water / Urbanization
 -2012 Beach Sand Project – all sand flows to the lagoon from north to south
 *3 subwater sheds – Carroll Canyon, Pen. Creed – upper, Pen. Creek-lower
 -Clean Water Act – Impacts 1-Fresh water seep 2-water seep overflow 3-railroad ties
 -Salt marsh ends up being devastated, willows end up populating due to fresh water impacts.
 *we bring bulldozers to keep inlet open during the summer – 6 times to dig out the lagoon and it is still closed
 *Mosquitoes are a problem – city dropping larvicide there
 *Restoration plans – see presentation
 Debbie Knight – It was a terrific presentation – This lagoon is downstream from UC. Make a maximum effort to reduce negative impacts. What can developers do?
 ML – What function does run off play. Impacts from Carol Canyon – catch and retain water

IK – Appropriate due to Open Space and Conservation low impact developments – We drain to LPL and to Mission Bay as well.

JS – Development on mesas that drain into watersheds

Debbie: Put this into our Plan Update – KW can help us.

9. Information Item: Torrey Pines State Reserve – Darren Smith presented:

Darren is an environmental scientist and he feels guilty for not connecting earlier -see presentation – 1850 founded Torrey Pines State Park do to Torrey Pine Trees

*1/4 of the county is state park – 3,000 acres coast parks

*Scripps bought - TP State Park has ~600 acres of wet land

- 60 acres Del Mar Highland which has conifers next to coast

- Burning and grazing cows

- Pueblo lots reserved

*1950 Land was given to the State – Master Plan for Reserve – Nature / Natural

- Boundary to the north – brown/green natural chaparral and sage brush

- Camp Kalen – 1st then became UCSD and Golf Course

- Non native wetlands and more development

*Torrey Pines is so amazing – 19% of county's flora, 50 special status plants, chaparral,

Soil/Geology spectacular 6 listed species of birds

*Transportation and Development Corridors – Utility infrastructures, volumes of fresh

Water, Interstate hwy, water and gas and power lines and finally Development

- this brings invasive plants

**see presentation

IK-thank you for the presentation, prevent problems ??Nurseries and landscapers – tell them which trees to plant

JS – Great presentation - Planning Groups and impacts: what can we do?

Darrin – Plant palettes – city rules about flood waters, fuel/brush management on their own property. Wish non-invasive plants would be changed to native plants

Debbie Knight – people don't realize when they plant that seeds blow into street/water washes them into reserves. Birds plant seeds as well. Changes need to come from Developers! Great presentation

AW – thanks to Darrin and Mike – this is about the most biodiverse area in the world!!

We want to help

NG – great presentation. Golf Course – fertilizer / run off?

Darrin – Blacks Beach has run off bloom from Golf Course

NG – City plant plan needs updating, yes, but does the county have a plant plan?

Community member – Janis Deady – Saguaro Cactus and Torrey Pines. Taking them down is a crime -> community needs to know that we need to protect these special trees.

Signage / information are important

Darrin – working with zoo on Plant Conservation with Torrey Pines as the focus

Community member – Frank – invasive plants on MSCP lands suggest to developers coming to UCPG that those plants are OK. This needs to change.

10. Information Item: Public Power option for San Diego Franchise Agreement.

Public Power San Diego, Jerry Wanetick presented

Jerry is advocating for change in Power Franchise Agreement

-SD – highest power prices

- Franchise holder makes \$1 million /day

-Mayor has asked for bids 1) SDG&E 2) Berkshire Hathaway

-It expires January 2021

-\$65,000,000 per year – SDG&E collects money from customers, pays franchise, pays nothing themselves

-\$64 billion value over 20 years

**See presentation

Jerry is asking for 1 year to give Public Power San Diego time to get this info together – figure out how to transition to public power

IK – wondering – is City Council pro public power?

Jerry -SDG& E will supply power even if the franchise agreement expires.

JS – 1 year is too short, suggest 5 to 10 years Public Utility Option / deal with other municipalities. Should City make this a ballot measure?

Jerry – 1 year is to study this plan and yes they need a bond, therefore it will need to be voted on.

NG – will the perspective new company have to bid? Open bids that are lower

Jerry – bidding war

AW – What kind of impact on utility's land easements?

Jerry – renegotiation for easements would occur.

KM - CN, who was the gentleman that spoke to us about Franchise SDG & E

CN – not sure, Kristie to look into it.

11. Action Item: Approval of the UCPG Annual Report to the City

AW – Open Space – there was significant action in July 2020? Is this included?

CN – No, July not applicable until next annual report

CN – UCSD Housing correction – North Torrey Pines Living and Learning Center – not officially done, AD is giving input. Finally, JS we should add paragraph on progress of the Trolley. KM will put Trolley update together.

CN – motion,

CU moved to approve

NG-seconded

Call for a vote to approve: Yes 14 – No 0 – ABS 1 RRW (did not receive information), motion passes

12. Adjournment at 8:54 pm. Next meeting will be Tuesday, November 10, 2020 on zoom

Thank you, Chris

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Virtual Meeting Via Zoom
6:03 P.M. November 10th 2020

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Dan McCurdy (DM), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasseri (AN), Rebecca Robinson Wood(RRW), Jon Arenz (JA), Amber Ter-Vrugt(ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning)

5. **Call the Meeting to Order:** Chris Nielsen at 6:03 pm.

6. **Attendance taken** quickly due to Virtual Meeting

Presentations – began the meeting with Todd Gloria – see presentations below

7. **Agenda:** Call for modifications and there were none

Approve the Agenda by Acclamation

No objections **Adopted**

8. **Approval of Minutes from Sept. 15 , 2020.**

No objections **Adopted**

Approval of Minutes from Oct. 13, 2020.

No objections **Adopted**

Barbara Bry - Thank you and Comments begin the meeting:

Costa Verde – Thank you for improving this project, Thank you to CN for heading the planning group and AW for heading the CPUS. Both are such a help.

Congratulations to Joe La Cava, there will be a smooth transition.

AW and CN – Thank you for all your tireless efforts; will put you on UCPG list

5. Announcements:

Chair's Report and comments:

a- Costa Verde approved by the City Council

b- City Council also approved Complete Communities: Housing and Mobility.

c- Complete Communities: Play Everywhere was put on hold, and sent back to the Planning Department for revision and consideration by the new City Council

Unprecedented decision – the City was unprepared for this parks project

d- New Student Rep – 2 students will split the responsibility. 1 Grad student and 1 Undergrad will share. Abbey Reuter for CPUS, Andrew Zhao for UCPG

e- Torrey Pines Fire Station Information available 12/14 – 1/7/21. There is a link on UCCA website

f- New community Rep for Joe LaCava will be at our next meeting

g-New State Assembly Rep for Chris Ward will be at our next meeting

h-Great Applause- Thank you to Justine Murray – she represented Barbara Bry and helped UCPG extremely well.
g- Georgia Keyser and Andrew Barton are noticed as attending this meeting.

6. PRESENTATIONS:

A. Councilmember Barbara Bry – Rep. Justine Murray for District 1

Justine said thank you- UC is an engaging and robust region.
- There will be a complete hand off to Joe La Cava.
- She will be available until 12/10/20
- Important handover info – Costa Verde, Willmark general issues, Willmark 30 day fire violation notice, Parlor and Branfield St. water line replacement.

Thank you -- it has been great

B. SANDAG / Mid Coast Trolley – Jon Dorow, MCTC Corridor Mgr presenting

80% complete / Station Construction is current priority

-All rail track and landscape has been installed within budget and on schedule
-Spring 2021-Construction will be complete
-LJ Village Square Parking structure almost done – elevators are finished
-VA Hospital Trolley Station – progressing well
-Pepper Canyon Station – UCSD Central Campus Trolley Station – elevators done
-Voigt Drive– UCSD Health Trolley Station stairways done
-Executive Dr. All railings in place
-Genesee Ave. will have intermittent closures at night

LJ Colony noise – collected noise measurements – once analyzed they will update us.

JS- Question: When do you anticipate LJ Village Square parking structure completion?

Jon Dorow: It was before the December holidays but it has slipped now to Feb 2021

Jeff Dosick (Community member) – Bike lanes – Rep for the SD Bike Coalition

Can I see plans with bike lanes? CN will get them from Jon and send to Jeff

JS-Noise question: When will you get measurements and then sit down with JS/PK

CN-Gia Ballash-able to meet with JS, PK, CN and Gia

JS-We need engineering present during the measurements. Will call and talk offline

Barry – comment from UCCA President – No station has University City in the name.

C. Plan Update Subcommittee – AW ->

Prior meetings:

Conservation and Open Space goals
Economic Prosperity goals

No meeting in Nov. Next meeting will be Dec 8th, 5:30 to 7:30pm

Analysis of existing and potential commercial development.

Katie – Community salutes Justine: Great job, and hard shoes to fill. Thank you!

D. Assembly member Todd Gloria and Senator Toni Atkins – Reps not present– CN commented:

We want to thank Matthew Gordon for his outstanding representation of Todd Gloria, and Miller Saltzman representing Toni Atkins. We expect Miller to continue to be our representative. We should also have a better relationship with new Mayor Todd Gloria. Falkner ignored UCPG

7. Public Comment: Non-Agenda Items (3-minute limit)

- a. Diane Ahern – 11/14 Module A. Ford Club will cruise 10:30 – 11:30 am Regents Rd. to Governor, North on Genesee and ending in La Jolla Colony
- b. Melanie Cohn – Thank you to Justine.

City Council approved the banner project for N. Torrey Pines District JS- Are they featuring individual women in science or highlighting company activities?

Melanie – focus will be on diversity

- c. IK -speed signs on Gilman in the wrong place and in the wrong direction CN – send info to Justine and she can include this in her transition

Justine – send an email

- d. Barry Bernstein – UCCA not meeting in Dec.

Inviting all to UC community celebration in cars Dec 11 & 12. Holiday Activity information is on UCCA website.

8. Action Item: Formation of Bio Med Subcommittee:

We suggested a UCPG subcommittee for this project during the CPA approval.

- CN will head this subcommittee – AW, ATW, JM, JA will be on it, along with Debbie Knight, Carry Santoro, and Melanie Cohn.
- Work with Bio Med to help with development – get approval from Planning Comm.
- CN->we can start with Clif Williams and Stephanie Saathoff for project status.

9. Action Item: Coastal Rail Trail/Gilman Dr. Bicycle Project

Alejandra Gonzalez Nava, City of SD presenting. Carl is environmental Project Engineer.

- Regional project – Oceanside to Downtown – North to South
 - Goal is to connect cities with multi use trail for pedestrians and Bicycles with ADA standards
 - La Jolla Colony to La Jolla Village Dr (UCSD bike system connectors) is focus.
 - Purpose is to build a cycle track – 1 way, separating the bicycles and pedestrians from cars on Gilman to connect UCSD to southern projects
 - Now, Gilman currently has a sidewalk on west side in front of housing.
 - Proposing for the east side of Gilman Dr., a barrier and bike lane. For the west side of Gilman Dr. a bike lane barrier and side walk. The bike lanes will be separated from auto traffic by a striped or actual median 3 feet in width.
 - Environmental Review is currently ongoing.
 - Public Review available at end of the month
- Karl Lintvedt from Dev. Services does the environmental reviews, is in the 3rd cycle reviewing Biological impacts: habitat/vegetation/wetlands – All impacts are mitigated with the design in compliance with City guidelines.
- Alejandra – construction set for Fall 2021 start -> completion set for Spring 2023 when all environmental impacts are finished.

PK: Question on wetlands.

Karl – Downslope impacts where street will be widened on east side of Gilman

PK: Cars drive across bike path at 2 intersections

Lawrence Thornburgh – signaling to warn drivers

Lou Rodolico – community member – Barriers will be how high? And will a bike tire hit and be stopped by it?

Alejandra – 6 inches is the normal medial or curb, standard normal curb.

IK – You are not putting the sidewalk on both sides?

Alejandra – this project has sidewalks on only one side due higher environmental impacts and higher costs

IK – This is unacceptable due to environmental cost.

PK – The sidewalk could have been made on both sides if car lanes were smaller

Alejandra – There is a required width for all car lanes that cannot be made smaller

IK – Make the sidewalks smaller. They are 8 feet on the plan.

Alejandra – With 6 foot sidewalk and drainage, it needs to be this width (8 feet)

IK – where are you mitigating? Scripps Coastal Reserve and La Jolla Canyon with Conservation Easement. Should mitigate in Rose Canyon

Jeff Dosick – community member – left on to Rose Creek Bike Path – under 5 frwy is tricky. Is this being taken into consideration? Also, LJ Colony Dr – coordinating Trolley Project for striping and signaling? 3 different entities need to coordinate – City, Mid-Coast Trolley and UCPG, how can we coordinate?

Alejandra – Is is absolutely priority to make this project safe

CN – Jeff and Coastal Rail Trail should meet to work through issues

Jeff – Can I see the plans? 2 months ago cement was placed and now it is not working

Alejandra – supplied Coastal Rail Plans to CN to forward to Jeff

JS comments:

- 1) follow up to IK's comments – street parking – is there a plan for removal – it would be helpful
- 2) You said sidewalks were expensive – then retaining wall design could change to incorporate a sidewalk
- 3) Retaining wall put in by SANDAG is ugly -> should be more attractive. Could we include UCSD in discussions?
- 4) B option is good
- 5) UCSD traffic queuing problem – employees and students all leave at the same time
- 6) Smart traffic lights? UCSD has made a commitment to use them
- 7) Traffic study – we should anticipate trolley usage as parking garage at LJ Village Square is completed and take into consideration parking there

Alejandra – We have to maintain parking as it is required by City code for homes nearby. Larry on traffic study: SANDAG models for traffic using intersection timing are required by Caltrans.

AW – No group has done more than UCPG to get this project done. Very excited but now frustrated..

Question: Alternative designs @ I5 and CRT @ Gilman going southbound.

It is critical to get this correct!! It could kill people!!

Bike movement goes with northbound Gilman using K-rails and 3 foot barrier for traffic separation at I-5/La Jolla Colony/Gilman intersection. Separate phase in traffic signals for bicycles at Gilman Dr. and I-5.

Alejandra – Caltrans approved.

AW: Is this project mitigated locally? What is the standard here? Can we use Rose Creek for watershed mitigation?

Retaining wall questions: Sidewalk – 8 feet wide at the retaining wall
Alejandra – 6 feet now.. If the plans have 8 feet we have changed that.

AW – Slope on east side of Gilman: Land not included in mitigation?

Alejandra – East side of Gilman new slope will be planted with new vegetation.

Larry – Use a newly manufactured slope

IK – Is there an acquisition of land for slope?

Alejandra – yes, but not enough for a sidewalk on the east side of Gilman

PK – Median is 4 feet -- can we reduce it?

Alejandra – 4 feet is the requirement

PK – barrier instead of the median?

Alejandra – still need 2 – 3 feet and there is not enough room

AW: Water runoff – are we using new storm water standards?

Alejandra – improvements of current storm drains where they are failing, otherwise they will use existing storm drain.

AW – are you using new storm water standards?

Alejandra – bike improvement only therefore no need to enhance storm drain and run off collection (no comingling of auto and bike sections).

AW – disappointed – green project doesn't fall into 85% capture and retain storm water

Alejandra- water will enter system without treatment or retention

AW – is there an alternative?

Alejandra – no room for storm water treatment

AW – disappointing that we are forgoing protection for water shed to get bike lane

- Curbing instead of striping Gilman south and I5 and Via Alicante.

Alejandra – good portion where parking can protect bikes

Larry – Used Caltrans Highway Right of Way manual and negotiated some barriers

AW – Very disappointed

Deanna Ratnikova – Community Member – barrier is an allusion of safety, striping is better than barrier. If a biker hits the barrier it is dangerous

Alejandra – Barriers are there to keep all people safe

PK – gives a feeling of safety but very dangerous. Should be 30 degrees not 90

Design decisions are important for the first time as this is a connector

Debbie Knight – thank you Alejandra and Larry

Lots of people have thoughts but can we have a committee work to come up with some tradeoffs

Alejandra – Yes, we can meet

Debbie Knight – Do mitigation in Rose Canyon instead of Stadium site.

Can we call and think it through?

Alejandra – yes

NG – sidewalks permeable? On the east side people will walk on the bike lane.

Alejandra – yes cobblestone to keep drainage

NG – are you working with UCSD planning and development? Very dangerous with bikes and cars, Gilman also floods when it rains, take this into consideration as well?

UCSD – is paying for smart street lights, we can use them here.

Alejandra – coordinating with UCSD

Anu – arrived late, UCSD will reach out to the city and work through this project

Jeff Dosick – changes should be made to barrier due to curb issue – many accidents have been reported by Biking Coalition

CN – Alejandra we will not give recommendation tonight → this project will benefit by engagement with community members and UCPG. We need to work through this, it is not ready!! Bring it back in Jan/Feb when it is ready. Suggest work with AW,

PK, IK, Debbie Knight and Paul Jameson from UCSD

10. Information Item: PTS 658226, Express Car Wash, 6270 Miramar Rd., process 5.

Presenters are: Jeff Wright – OnPoint Development representing Express Car Wash, Jeannette Temple, land use consultant and Josh Zeigler – Spirit Assoc.

This is a high noise area where a discretionary approval is required. They need a process 5 discretionary permit with City Council Approval.

AW – storm water? Location in 75 dB zone. APZ1 zone -> safety concerns, need to be mitigated. Marines, are they comfortable?

Josh – All water will be treated as it leaves through a bio filtration. Water in the tunnel will be collected and recycled.

Jeff – we have not gone through and worked with the Marines yet

Kristin Camper – Marines are ok with this business

Jeanette – City was ok with original review and appropriate for this location, Marines OK
AW seems appropriate to this site, loud business and load zones.

IK – Car wash down the street already – 4 blocks away

Jeff – not the same, they are full service, we are self service model.

CN – we would be ready to go when you are ready.

11. Information Item: MCAS Miramar AICUZ, Kristin Camper presenting.

Air Installation Compatible Use Zones **SEE Presentation**

-Head Quarters Marine Corp – hires contractor and they put in all noise study/ analysis and get land use recommendations. AICUZ has no authority, just land use recommendations.

-Routes are the same and reflective of air operations – Current to 2032

-Land use recommendations – 65 to 70 CNLS on the noise map

-Map: Accident zone 1– class B runway – for fighters and large jets

-Map: Accident zone 2 - very little change from previous – USMC goes forward with very small changes

Local government, states all need plans need to be the same

NG – Looks great, colored circles – but yet I live outside the circles and there are planes at all hours of the day and night over my house, low and loud and the house shakes.

Kristin – DOD policy and AICUZ are land use planning documents. State of California guidelines for noise is to average of noise over the entire year.

Gary Hoffman – visiting aircraft? Noisy

Kristin – They have also added these aircraft that transit/visit to the noise calculations
IK phone number that I used to have doesn't work.

Kristin – 858-370-4277 – we use phone conversations from the areas, to work through issues.

Diane Ahearn – community member – thank you Kristin. This AICUZ works, you can see the flight routes over UC and you can see it on the map.

Kristin: We want to make the map transparent. Small impacts over a year but there are airplanes using routes shown on these maps.

Barry Bernstein – Marines should put in noise monitors in UC. Barry has asked the city for monitors “to protect the health, safety and welfare of those living and working on the vicinity of Marine flights.”

12. Dan McCurdy is moving downtown and requesting permission to replace Irvine Co. seat with employee Neil DeRamos – this is his second meeting attending the UCPG.

13. Adjournment at 9:04 pm. Next meeting will be Tuesday, January 12, 2020 on zoom!!

Thank you, Chris

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Virtual Meeting Via Zoom
6:04 P.M. January 12th 2021

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil DeRamos (NR), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasseri (AN), Rebecca Robinson (RR), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning), Andy Zhao (UCSD)

1. **Call the Meeting to Order:** Chris Nielsen at 6:04 pm.
2. **Attendance taken** for Virtual Meeting
3. **Agenda:** Any Corrections? No corrections made

Approve the Agenda by Acclamation Vote: no objections **Adopted**

4. **Approval of Minutes from Nov. 10, 2020.**

Any corrections? Changes – UC San Diego student associations have assigned Abbey Reuter to the CPUS and Andy Zhao to the UCPG; originally, we had this reversed. Corrections made. Andrew Barton and Georgia Keyser were noticed as present for the November UCPG meeting. Approval by unanimous consent:

Adopted

5. Announcements:

Comments:

Joe La Cava introduced Kaitlyn Willoughby as his representative. Priorities: 1) Pandemic – work together to get through. The City is suffering with shortfall of revenue so funding needs to go for things in neighborhoods, the Plan Update, Libraries 2) Town Hall for Franchise Agreement upcoming, and meetings on the budget will be in May.

3) Are we listening? La Cava wants to hear our voices! He thanked CN and AW. AW: Neighborhood services – we lost emergency service – Fire & Rescue La Cava – he doesn't think it will be able to be reinstated due to budget...but he will bring it up.

Chair's report

a- New Business - Election subcommittee-City has not given UCPG guidelines on holding elections during a pandemic. Volunteers for the Elections Subcommittee are AD, membership chair, JM (suggested a drive through process), ML, and CN. Up for elections are all the “B” seats:

AW – termed out, JS, RC, CW, RRW, ATV, can run. B3A seat is vacant.

b- Short term vacation rentals sponsored by Campbell's office. Old city council deferred to the new city council.

c- Park Master Plan – sent back to planning. We will hear about this tonight

- d- Campus Pt. will be an Action item in Feb. NDP permit – Process 2 with decision by City staff.
- e- Seritage site (old Sears) east of UTC: Community Plan Amendment initiation
- f- “One Alexandria Square” – Information item

6. PRESENTATIONS:

A. SANDAG / Mid Coast Trolley – John Dorow, presenting

- Construction 80% complete
- installing landscaping
- Will finish late in 2021
- This summer Trolley car testing will start
- LJ Village Square Parking structure will open late Feb 2021
- VA Med. Trolley Station – electrical is up with canopy
- Pepper Canyon Station – UCSD Central Campus Trolley Station – elevators done
- Voigt – UCSD Health Trolley Station elevator towers installed
- Executive Dr. progressing well
- UTC Trolley Station – elevator towers and widening of Genesee Ave
- Gilman Dr. Bridge is finished – UCSD lettering and lighting next
- Noise at LJ Colony – working on it and will work with UCPG once data analysis is complete.

Gia Ballash – John covered everything – she will get noise info to us ASAP.

B. Councilmember Joe LaCava – Kaitlyn Willoughby

Kaitlyn is excited to hear from us and report back to Joe LaCava on an ongoing basis.

- 12/11 – Willmark was 80% in compliance and on 1/29 there will be another check
- City will do street traffic monitoring on Greenwich Dr. to combat street racing.
- SDG & E Franchise Agreement: Public Meeting 1/23.

C. Membership Report – Anu Delouri – AD – CN made the update in his report

D. CPU Process, Plan Update Subcommittee. Chair AW to all: Happy New Year!

Dec. meeting update – Review analysis KW and staff did comparing the development potential using the 1987 Community Plan Development Intensity Tables with and without the “Community Plan Overlay Zone” (CPOZ). This gives us a baseline for estimating potential development.
 -Meeting 1/19 regarding Services and Public Facilities – 5:30 – 7:30pm

E. Planning Department- Katie Witherspoon – Register for the meetings by signing up on the city website. She is changing the format from Webinar to Meeting. The site will be asking some questions when you register.

F. Mayor - Todd Gloria’s Office – Rep. Matthew Griffith – overseeing Council Districts 1, 4, and 7..

- 1/13/21 tomorrow at 6 pm State of the City address: Streaming online and City TV Ch 24/99
- Executive Order for Public Health – several citations for not obeying the order

- SDG&E – Town Hall hosted by District #1 – 1/23 at 1pm, 2/15 at 6:30pm, 2/1 at 3pm

- Matthew is from SD, attended Bishop's School in La Jolla, and SD City College and remained close to Dist #1

IK – Who is hosting the Town Hall?

Matt – District #9 – Sean Elo-Rivera will host - Matt doesn't have info but he can request this and send it to CN

7. Public Comment: Non-Agenda Items (3-minute limit)

- a. Diane Ahearn – Fire Safe Council – meeting Thursday 1/14/21 at 6 pm posted on the UCCA website

- info items on 1) History 2) Fire threat 3) Priorities

8. Action Item: PTS 658226, Express Car Wash, 6270 Miramar Rd., Process 5, Jeff Wright, OnPoint Development presenting.

- Late: We will come back to this item later in the meeting

9. Action Item: Coastal Rail Trail/Gilman Dr. Bicycle Project, Alejandra Gonzalez Nava, City of San Diego presenting.

Alejandra was here in November and is back for a Project recommendation. She met with a working group of UCPG members to work together on the Project.

The CRT is a regional bicycle project from Oceanside to Downtown and originally approved in 2000

- I-5 Hwy to La Jolla Village Dr – Class IV Cycle Track on both sides of Gilman

- North end is UCSD

- South end is I-5 and La Jolla Colony Drive.

- Changes since November's presentation:

 - >adding "no right turn on red" signage

 - >signal for bikes

 - >raised concrete barriers

- Via Alicante ->Type "B1" curb to avoid pedals hitting curb.

- Tennis Courts – signage for Turning Vehicles: "**Triangle sign – Yield to Bikes**"

- 120 ft buffer where parking is not allowed with green striping

- Via Alicante will also have a dedicated bicycle green light and signage "**No Right Turn on Red**".

- Villa La Jolla – Same signage.

- La Jolla Village – Same bike signals with green striping, "**No Right Turn on Red**"

- Permits are in the works

- Construction will be in spring 2022

- Getting support from SD Biking Coalition, UCSD, and hope to get UCPG's support.

- Julie – Community member – very uncomfortable with raised median

 - need to escape conflicts, median are too close to get around

- PK – appreciates improvements – it is satisfying to see that Alejandra heard comments and worked hard to make compromises. What about flashing lights at I5??

Paul Jameson – Bike SD – Understand concerns, he has seen many close calls and as he is an experienced rider, but please understand new riders need these protections.

IK – thanks to Alejandra for her clear presentation and changes made from last meeting.

Sidewalk on the East: Understands that it cannot be added. Buses are a concern
Alejandra – False walls will help along west side. Raised medians add safety factor to encourage ridership for all types of riders. Also, city street sweeping will be able to sweep the 8 foot wide bike lanes.

Debbie Knight – Since 2012 she has been working on this project. Alejandra has been very responsive and patient. It will never be perfect but this is the missing link and the city is working on full funding. UCPG should approve.

Andrew Barton – Question on land removal from waterway tributary after widening of the Genesee to the east.

Alejandra – mostly 8 feet of cycle track with some encroachment to wetlands.

Mission Valley mitigation will offset and we will add native plants.

NG – This is a wonderful revision. For eastbound La Jolla Village Drive traffic onto Gilman Dr. southbound, could there be flashing lights?

Alejandra – signage and traffic signals

Dan Nutter – will be removing the free right and will install a green light for bikes

JM – Motion to approve project and wish to expedite

AW – seconded

AW – I also want to show appreciation to Alejandra's new presentation and additions.

We would like reflective striping and lighting in the dark/dusk/fog, mitigation and local mile markings – for Old Camino Real Bells. Also could we have oak trees?

Alejandra – Well-lit sidewalks under LJ Village Dr. are included in the project.

Call for vote: Yes 17, – No 0, – ABS 0, Recuse 1 (RRW). Motion passed.

Jeff Dosick – community member commented after – requests a bike box at La Jolla Colony Dr. where road repairs have been done as a result of the trolley.

Alejandra – working with Mid Coast Project -> they are working on it under I5.

Bike box or traffic improvements will be made.

Agenda item 8, postponed from earlier. Action Item: PTS 658226, Express Car Wash, 6270 Miramar Process 5, Jeff Wright, On Point Development. Presented in the November meeting.

It is a process 5 due to proximity to MCAS Miramar. It is a ¾ acre remodel to open Express Carwash, part of a chain of 30 locations – Drive thru w/o full service

Debbie Knight – plant palette -landscape plan? – request at least 50% native plants

Jeff Wright – looking at the project it doesn't seem to be a problem

IK – lemonade berry suggestion. Biofiltration system but what about recycling?

Jeff – He doesn't have recycling numbers but they follow city requirements

CN – Motion to approve

MB seconded

Call for vote: Yes 13, - No 1 (IK), -ABS 4 (RRW, JM, PK, ATV), Approved, noting 50% native plants recommendation.

10. Action Item: A request for support for a set of proposed revisions to the Parks Master Plan (PMP) by Carolyn Chase, PARC, presenting. The most recent proposal for the PMP by the City is found here: <https://www.sandiego.gov/complete-communities>

Select “Play Everywhere and Infrastructure Now” under “Updated Documents” for the latest PMP documents from the City

**First parks master plan in 50 years. There was not enough time to really do a good job with the election upcoming – CPC suggested City go to planning groups

a. Public engagement was lacking.

b. Higher density housing means we need more parks

Acreage standard changed to point system! We don’t want to change from acreage!!!

See Presentation.

c. DIF-based funding has been reduced for the last 20 years

d. Need to do a Nexus Study for DIF for community benefit zone analysis (up zones)

e. Discount set at 60%; what is the rationale behind land cost discount? They can’t tell us

f. Point system – city planners/retired city planners with PARC are trying to find out.

PARC advocates for an acreage standard and with separate amenity points.

g. Community planning needs to be part of DIF usage decisions

Commercialization of parks should not happen – they took out some, but not all.

h. We need to protect MSCP.

i. Park quality and Design Review – planning should be part of the process

Carolyn – PARC – asking that UCPG support the improvements to the Park Master Plan

Debbie Knight – strongly support this group of people in the coalition. Increased density with fewer and smaller amenities happens now – We need this! A new park Plan should happen.

AW – thanked Carolyn and this group – May/June the Parks Master Plan came out as the City tried to remove Planning Groups and not include us as they rush to City Council in November.

-Rushed plan was defeated!

-Example of point system issues: 10 ft sign equal to an acre of land?

-recreation and planned parks are not identified and creep into MSCP lands

AW – moved to support the PARC group’s efforts:

Motion: The UCPG supports improvements to the Parks Master Plan and Recreation Element recommended by PARC and requests the Mayor and City Council work with PARC, Community Planning Groups, and Recreational Advisory Groups to revise these programs. In particular, the UCPG urges the city to maintain the park acreage standard, build support for other significant funding for parks, and clearly protect MSCP lands. This resolution of support for improvements to the Parks Master Plan should be sent to the Mayor and all City Council Members. [See Appendix for the Letter.]

IK seconded - **in particular UCPG urges the City to maintain acreage standard and MSCP lands.

MB – strongly supports “acreage included in Park Plan”

CN – Carolyn what is the acreage wording?

Carolyn – Proposed wording has acreage as only part of the points system.

IK – what are the existing standards?

Carolyn – we are advocating the current 2.8 acres per 1000 population standard.

FBAs are going away.

FBA fee would go down as a DIF (but this is not defined)

CN – DIF's and FBA's combining to make a uniform system ->this issue is undefined

JA – what is the funding source?

Carolyn – Developers need land cheaper – therefore they are reducing parks

Park plans – City says they will use every option – DIF, OTC grants, new vs old

DIF money but there is no leadership!

Debbie Knight – transparency is important and needed. UC DIF has not been

Reported on since 2012

Carolyn – action would delete and reduce funding \$ in FBAs

CN – dilemma – FBA funds don't have a transition plan, missing from all city plans.

Funding sources??

Carolyn – Recommends that the city attorney gets involved because it may not be legal.

Call for vote: Yes 15, - No 0, - ABS 2 (PK, RRW), Motion: approved.

11. Information Item: UC San Diego's La Jolla Innovation Center project, Office building/Parking project, 0.9 acre, La Jolla Village Drive and Villa La Jolla. Jeff Graham, Executive Director for Real Estate, UC San Diego, presenting.

- UCSD currently leases 80,000 sq ft of space from property owner GPI Co. at LJ Village Dr and Villa LJ Dr west of the Rock Bottom Restaurant. GPI would have to retrofit the building to be in compliance with UC seismic standards.

- Currently houses UCSD Extension and Health Sciences Research dedicated to Veterans and neurological studies.

-Essential to be close to VA and Campus – truly an extension of campus.

-GPI owns the buildings and Rock Bottom closing has given UCSD use of .9 acre site

-UCSD wants to improve this site by redeveloping the restaurant site to be a 7 story building with 2 parking levels below ground and 2 parking levels above ground

See Presentation

-schedule will be Draft EIR ready mid-February, with a Final EIR in Apr/May. There will be a May meeting to present to the UC Regents.

JS – Can you clarify the seismic issue?

Jeff – UC policy is not to renew leases for buildings that don't meet UC seismic standards

JS – she attended the community presentation. Why not build on campus?

Jeff – polled and checked every available building site on campus and there was not a building site anywhere.

JS – University will only be utilizing some of the building?

Jeff – UC requires leasing all the space except a small restaurant. GPI would need to fill the space if UCSD limited their usage of the building – UCSD owns the land, GPI owns the building – and the new building as well.

JS – concerned that this is the opening for more multi story buildings and is very

skeptical!

JA – What about traffic impact?

Robert Clossin – The EIR will include transportation analysis. A 45 day review is required.

Debbie Knight – concerned that the developer can get around the 30 foot height limit, which is the max west of the 5 hwy. Then UCSD will partner with more developers based on this potential 100 foot building

Jeff – He understands – this is a very unique situation and community wants to trust that UC San Diego will not be building off campus for other projects

AW – could UCSD partner with others for student / faculty housing off campus? Are there other buildings land/dev situations like this? Are there multi modal plans along with the pedestrian bridge over La Jolla Village Drive? There is unsafe bike access. Are there opportunities with the Coastal Rail Trail Project?

Jeff – UC San Diego partnered with Holland in a 4 story office building for Innovation Hub

Robert – The pedestrian bridge is there but we would look at ways to improve the plan with sidewalks. The site has unique access to Trolley stations

Jeff – It is the City's bridge – and we are looking to try to extend the bridge for safety.

Robert – we will look at access from Gilman Drive area as well

PK – 1) 4 out of 9 stories are dedicated to parking – NOT Smart.

2) UCSD claims exemption to height limit – is that land or building?

Jeff – no mater what the situation UCSD gets to override the city's requirements (30' height limit)

CN – [asking for Barry Bernstein in the chat] – What about any DIF fees?

Jeff – UCSD doesn't pay DIF fees or property taxes if they own or if they lease.

JS – Does UCSD have seismic requirements for the bridge?

Robert – construction projects and traffic analysis will be considered in the DEIR.

RC – UCSD brings benefit to the community, RC's office is right across the street from this building. It is very busy, so why such a huge building on that corner? - Too much traffic. RC suggested other sites.

Robert – These site suggestions are designated for housing.

NG – Extension locations are all over. There was a building in the middle of campus being built for extension.

Robert – all extension sites will be relocating to this proposed project. And housing would be built in its place on campus. The building in the middle of campus has been changed to this proposed location.

12. Adjournment at 9:30 pm. Next meeting will be Tuesday, February 9, 2021 on zoom!!

Thank you, Chris

Appendix – UCPG letter of support for improvements to the PMP

January 26, 2021

To: Mayor Todd Gloria & San Diego City Council members
From: University Community Planning Group
Re: UCPG support for changes to the proposed Parks Master Plan

Dear Mayor Gloria and Council members,

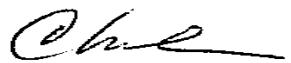
At our regular monthly meeting of the University Community Planning Group in January, we hosted a presentation entitled “Parks for All” by PARC (Planning And Recreation Coalition) on the Parks Master Plan. After a thorough review of PARC’s proposals, we passed the following motion by a vote of 15 Yes, 0 No, 2 Abstain, with the Chair not voting:

“The UCPG supports improvements to the Parks Master Plan and Recreation Element recommended by PARC and requests the Mayor and City Council work with PARC, Community Planning Groups, and Recreational Advisory Groups to revise these programs. In particular, the UCPG urges the city to maintain the park acreage standard, build support for other significant funding for parks, and clearly protect MSCP lands.”

Please work with Community Planning Groups, Recreational Advisory Groups and PARC to address needed improvements to the Parks Master Plan. We are quite concerned about replacing the current easily understood park acreage standard with a confusing and untested points system. We agree that parks will need additional funding to address current deficiencies, past inequities and to accommodate future growth. This is a key reason why the Parks Master Plan needs change: we need to love the plan as much as we love our parks! We are concerned that MSCP lands must be more clearly protected. We are concerned about excessive commercialization of parks, design review, and historic resources. There are unanswered questions related to FBAs, DIF discounts, the data underlying estimates for a new Citywide Park Fee, and how this fee will be allocated. Finally, we need a plan for transitioning from the current source of park funding to the proposed Citywide Park Fee.

We want to support the Parks Master Plan and are hopeful with your leadership the City can expand its vision for parks, rather than contracting it as the current proposed Plan would do.

Sincerely,



Chris Nielsen
UCPG Chair
cn@adsc-xray.com,
858-663-0186

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Virtual Meeting by Zoom
6:04 P.M. February 9th 2021

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil DeRamos (NR), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasseri (AN), Rebecca Robinson Wood (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning), Andy Zhao (AZ)

1. **Call the Meeting to Order:** Chris Nielsen at 6:04 pm.
2. **Agenda: Adopt without objection: Adopted**
3. **Approval of Minutes from Jan. 12, 2021.**

Any corrections? Adopted with letter and appendix from June comments – for Parks Master Plan. **Approved by unanimous consent**

4. Announcements:

Chair's Report and comments:

- a- Past Business – LJ Innovation Center Draft EIR – discussed in Jan meeting
 - comments due 3/22 public meeting 2/25 6 pm. This is a UCSD project to build a 100' building (7 stories above, 2 stories below), replacing the Rock Bottom.
- JS - Is there some reason why this project isn't getting the same attention as Costa Verde?
- CN – Subcommittee can be formed. Who is interested? Meeting in 1 week or so
 - JS, CN, Debbie Knight, AW, NG, AZ and Kaitlyn Willoughby
- b- Coast Rail Trail – thanks to everyone – LJPA approved the project.
- c- Assembly Chris Ward – Giving a report right at 6 pm to start next meeting

5. PRESENTATIONS:

A. SANDAG / Mid Coast Trolley – Gia Ballash

- Construction:
 - LJ Village Parking structure wrapping up – completion end of the month
 - structure open to trolley riders and shoppers
 - UTC transit center – parking structure has begun
 - Trolley – will be finished end of 2021 – On Time!
- **Noise – August UCPG sent letter regarding noise in park area and LJ Colony.
 - Trolley structure allows more noise from freeway.
- In Nov. we conducted measurements after working with UCPG for locations. They made 12 short term measurements and 1 long term measurement and compared to 2011 and 2013 noise with 2020 noise.
- Decibel levels are same or not significantly higher (with “significant” > 5 db)

-no change or not substantial change: all <= 3 db

JS – we should have a meeting as results are inconceivable – but what is too loud?

CN – have the meeting in the next month and let him know

PK – agrees

Neil – Question regarding trolley testing. Answer: later this calendar year test runs

almost simulating regular trolley runs, with 1 or 2 per day

Gia – Number of test runs in the summer, John?

John – Don't have final total – most likely 8 trains at a time to test electrical capability

B. Councilmember Joe LaCava – Kaitlyn Willoughby

-Willmark -Fire department has closed out their investigation – now compliant

-Golf course still has some open items

-Office hours – Friday 10 – 11 am. – Kaitlyn will have guests be in the virtual waiting room, and she will get to each guest in turn. Thank you.

-Get it done app– city has backlog – 5 months for street lights for example

Bill Beck has for a number of years tried to get FBA money to be spent on lights

CN – will sent Kaitlyn the info for UCPG support to apply the FBA money to light

January PI and Montrose Wy

Barky – Fire department approval yes but is there a Willmark golf course update?

Kaitlyn – she will have a Mar. update

C. Membership Report – Anu Delouri -> later

D. CPU Process, Plan Update Subcommittee – AW -> Conversation about mobility

2/16 5:30 – 8:30pm – long meeting

Mobility goals – Katie and Planning will be leading several break out rooms.

Present Key corridor designs

March 2020 was the last mobility meeting. Will discuss what is working and what is not working. Planuniversity.org

Last meeting – Safety – public library and Fire stations, Parks and Schools

RRW – will there be a mobility subcommittee [of CPUS]?

AW – No. Will get notes for the upcoming meeting out Tuesday.

E. Planning Department- Katie Witherspoon – Zoom webinar for zoom

meetings is available, contact Katie. On Friday there will be an email with a CPUS invite ->please pay attention when registering and please take a brief questionnaire as this will help with break out groups.

F. Assembly member Chris Ward – Ansermio Estrada

-District Director – working for about one month. “myturn.ca.gov” is where residents can get a vaccination appt.

-Cal Dept of Public Health – actions – update delivery system; SD to get the vaccine to superstations and prioritize teachers and public services!

-Accountability and Emergency Mgmt Com. – 2 pm online, CA Assembly on web.

-AB11 – Final – require state growth counsel – change regional mgmt. to 12 climate change authorities

G. Senator Toni Atkins – Miller Saltzman –

-Project “Home Keep” – permanent homeless housing. \$846 million in 46 projects across the state, \$38 million for 336 units housing 404 people locally.

-Covid-19 – critical need for housing -> 6 bills – Senator Atkins authoring 2 of these. SB1 – Sea level rise and drought

-Feb 2nd ->extend eviction moratorium tenant/land lord:

1-Tenants pay 25% rent (State \$ to pay tenant's 25% rent back to landlord)

2-Landlords paid 80% when they reduce by 20%

H. Supervisor Terra Lawson-Remer - Evelyn Andrade

-proposed grant funding for small business. \$30 million will be available early to mid March for applications

-New vaccination sites @ vaccination superstation.com

– Palomar – make appointments with them directly

-Del Mar Fair Grounds – opening Friday

->both sites available for 65 and older, 1A and 1B will start soon

First check with your health care provider. Action for essential workers

->county should shortly support these folks and serve as an example.

I. UC San Diego – Alyssa Helper -> Covid 19: return to learn is working

UCSD has low levels – very restricted

-Vaccination center @ RIMAC – UCSD patients and essential staff

–> use myUCSDChart appointments

-Petco Park vaccination site open since 1/11/21. 100,000 people vaccinated

CHRIS-Yes LJIC Virtual EIR Meeting 2/25 from 6pm – 7pm

-\$4 million provided for smart signals on LJ Village Dr. and Torrey Pines Rd AW -public meeting Torrey Pines State Beach Parking on 2/17 6:30 – 8pm

6. Public Comment: Non-Agenda Items (3-minute limit)

a. Diane Ahearn – Fire Safe Council

-I love a clean SD – pick up litter around your home

-Community Wild Fire Protection Plan

– meeting 2/15/21 at 6 pm - SDFD presenting (above)

b. Barry Bernstein – Newsletter, -Zoom meeting 2/10 with Todd Gloria

speaking starting at 6 pm. –Town hall Saturday w/ Dist #1 Stay tuned for info

c. Lou Rodolico – UC is home to environmental terrorist action with UTC.

Westfield only wants Genesee Ave as a north-south road.

7. Action Item: UCPG Elections during next meeting - Discuss procedures

- 3 Residential Seats – Dist 1 Seat B - Lou Rodolico and Georgia Kayser, Dist 2 Seat B JS and Dist 3 Seat B - RC

- 3 Business Seats – Dist 1B Caryl Lees, Dist 2B RRW and Dist 3B ATV

- Business Dist 3 Seat A is empty. Ask LJ Country Day School for a volunteer

Options for voting –

1) Drop box 11 am to 6 pm Tues the 2nd, Wed the 3rd and Thurs the 4th

Location is at Alexandria Bldg, 10300 Campus Pt Drive

-place top half of the ballot in a sealed envelope with your vote and the bottom
Half in another sealed envelope with your name

2) In person drop off on 3/9 from 5 pm – 8 pm (meeting time) @ Alexandria bldg.

- Vote counting will happen 3/9 after 8 pm. Reporting results - end of the meeting

IK – mail in our voting?

CN – No, not in the bylaws

JS – who is eligible to vote?

CN – Res votes for Residential Seats, Bus vote for Business Seats

- Members can vote – email CN or AD ADLOURI@UCSD.edu if you want to join
Louis Rodolico community member – can there be a voting box in S. UC?

CN – we cannot, but added 3 day drop off times?

CU – offers rides to ballot box

CN – will send procedures to Katie for approval from planning department and then add
To UCPG website

Barry Bernstein – get this in the newsletter 1st week of March

CN – Will get this process in the newsletter

Louis Rodolico – community member – Can candidates have their statements in the
UCCA newsletter?

8. Information Item: Candidate's Forum for UCPG Elections – 2 minute

Candidate Statements for declared candidates

-Georgia Kayser – community member – Teaches environmental health

Wants to preserve 1) building a safer community 2) Air quality – green spaces

Continue to coach T-ball/bike in the community/walk

-Louis Rodolico – Road System needs to be completed 1) Regents Bridge should be
Completed 2) Pure Water sewer lines planned to go under Governor.

Line along Genesee and Genesee and Nobel should be in the canyons.

-Southeast UC needs to be on the board

-RC – Enthusiastic supporter for growing membership, welfare for children and families

5G-reporting over the past 5 years, panel of scientific advisors as a whole

Different technological age

CN – Once new meetings are allowed they will be both in person and on zoom

ATV – Scripps Health – Business Dist- Non-profit health care since 1924

She is honored to be part of land use proposals presented to UCPG

9. Information Item: Status of the Pure Water Project – John Stufflebean with the City of San Diego – along with Steve Lindsay -Sr Const. Eng and Clem Wassenberg

-pipeline will run through UC – (see pure water presentation)

-Right now sewage discharge from Pt. Loma to the Ocean -Purple pipes

Phase I – starting in 2021 – 2 10.5 mile pipelines

-30 million gallons per day – design is complete

-Morena pump station to North plant to Miramar reservoir

-To complete in 2025

Phase II – 53 million gallons per day

- facility will be down by the airport
- to finish in 2035

->details of phase I –

- 1) Genesee south of 52 – one lane will be open, all night work from 9 pm to 5 am -> 4 miles 48 inch pipeline and 4 miles 30 in pipeline
 - 2) Next 4 miles 48 inch pipeline and 4 miles 30 in pipeline
 - one lane will be open, all night work from 9 pm to 5 am
 - 3) Next Nobel and Town Center to LJ Village, M -> F daytime
 - 8:30 – 3:30 pm
 - 4) Town Center to LJ Village – one lane will be open, all night work from 9 pm to 5 am -> 4 miles 48 inch pipeline and 4 miles 30 in pipeline
 - 5) Executive Dr. – one lane will be open, all night work from 9 pm to 5 am -> 4 miles 48 inch pipeline and 4 miles 30 in pipeline
- >Waste water – just east of 805 on Exec expanding site – Summer 2021 to Begin. This is a 5 step process!

Clem – over night construction examples of what we will see – see presentation

Megan Drummy – UC working group since 2018. This plan adopted 20 recommendations of the UC working group.

CN – Will the working group be re-formed?

Megan – UC working group is still engaged and will come back to meeting once Northern contractor is chosen. NT Proceed April 2021

Katie Rodolico – community member on the working group

- 1) Intersections would be shut down – can't do this for emergency vehicles
- 2) Don't put "No Parking" signs in the bike lanes
- 3) What is the overall cost of phase I?

Ans - Just over \$1 billion for phase I -> 1st bid is w/in cost range 11 projects that Make up phase I

JS – I thought litigation was tying this up.

John – Suit from March 2019 was resolved Sept 2020 on use of labor and unions.

JS – a lot of uphill movement of sewage, noise?

John – Morena – has 1 pumpstation to handle uphill

Lou Rodolico – community member – This is the first time the high pressure long Line sewer line up hills; it needs to be vented

-this is a public safety issue – how will engineers deal with gas?

John – landfill deals with methane gas and is used to power the plant.

Diane Ahearn – community member

2 main fire stations in the construction line -1 N of UC on Genesee -2 805 and Nobel -> we need no increase in emergency response time

Clem – We talk to emergency service and coordinate with them w/all construction

IK – a past sewer project experience – Gilman community had a lot of broken pipes when tunneling happened

Clem – they are setting up so this does not happen.

Merle - community member – pines on Genesee won't hold up w/ tunneling on G.

What are you going to do to replace trees? It can take awhile for them to fail
Steve Lindsay – have an arborist working. #1 goal is to save the trees. But we will
replace them if they fail.

RRW – current non-potable water capacity, number of miles from North City Plant
to the Pacific Ocean. Is desalinization an option?

John – same capacity and expanded 8-10 million gallons per day. Better than desal.

Bill Beck – community member – 1 lane in and 1 lane out on Town Centre by
Vista La Jolla residences. You cannot close this part w/ 1 lane

Steve – we will keep lanes open to all communities Res and Bus. w/ approved
traffic control. We will communicate when we get to your area

ML – Applaud the whole project but why running it through Genesee. Such a
problem intersection. Why not Hwy 52 & hwy 805??

John – routing study you can't put utilities along hwys

Steve – same understanding. We will have all lanes open again after each shift.

Andy Zhao – Desal – 1) why not desal in Morena pumping station 2) lifetime?

John – Desal in Miramar because the existing plant is there. 50 year lifetime, based
on steel material in the pipes

CN – thank you and we will expect to see you again..

10. Information Item: PTS 651935 Campus Pt NDP Process 2

**4242 Campus Point Dr, propose increase in the existing approved development
intensity of combined sites from 1,673,633 sq ft, to 1,901,913 sq ft. Peter Damore,
architect presenting.**

Steve Pomerenke – Alexandria Bldg – expanding 1.6 to 1.9 million sq feet (see
Presentation) – demolish 350,000 sq ft of existing dev – then have 1,020,000 left
-Plan proposed to connect a walkable 228,000 sq ft w/ 5 new buildings

-Existing bldg. demolition and 1 approved building that was never built.

-1,020,000 sq feet left.... Discussion about the math.

$1,674,000 - 350,000 = 1,324,000 \text{ sq ft}$ $- 245,000 = 1,079,000 \text{ sq ft}$

-Plan proposed to connect a walkable 228,000 sq feet added with 5 new buildings

-CP7 (presentation) 7 levels – area for people outside.

-Parking 2.1 to 2.56 spaces – per 1000 sq ft

Steve – we are replacing asphalt with greenery

AW – Long List

1) Rim pathway connecting to existing public space?

John – Yes

2) Easement vacancy?

Neil – yes, utility easement

3) Permeable pavement – suggests even more

4) Biodiversity – enhance native open space

Bioretention – native plants

John - - Yes Natives i.e. Coast Live Oak / Sages / Milkweed

AW-> Appreciate the planning

NG-Canyons around – native plants around edge – Outdoor conference rooms

IK – Appreciate thinking through, enormous site – you have opportunity to organize the focus. There is no center to the buildings, no vision, what about large trees and pedestrian paths?

Debbie Knight – Opportunity to care for the biodiversity and sense of place – What About removing the parking?

Neil – parking on east side of Campus Pt: yes, have been removing parking since 2018
Neil – Draft EIR is into the City and they are holding this. Info instead of Action

Project is an addendum to 2017 EIR with draft waiting for the City

Debbie – city is allowing this?

Neil – Yes

AW – close to I5 and Bike path? Thoughts of including this as a connector

John – Yes great idea

11. Action Item: Project 673706 Community Plan Amendment initiation, Seritage (Old Sears) Site. East side of UTC, Carey Algaze presenting.

Seritage - the collection @ UTC – owner 266 Sears and KMart

Ken Lombard – Already redeveloped the current building and it will open 2021

Pottery Barn is on the first floor, Corner bakery...

With office spaces on the upper 2 floors

-Crate and Barrel is on their property,

Carey – they have been going to all CPU planning subcommittee meetings with AW

-they are working towards fitting into plan update

Analysis is still being done – mixed use process

- 1 residential tower, 2 office buildings and Open Space

CN – amendment just needs an initiation step – Rec on the 1st step

Debbie Knight – Park Land?

Bill Beck – community member – Building on the former Sears Auto Center is problematic as it is on a higher plane and looks over the homes in the canyon south. Westfield didn't build there because of the homes

Debbie Knight – if adding housing, you need to add park land.

Westfield got away with double counting. We need to add parks!

Andy Zhao – plan update. What if subcommittee and Seritage don't match?

Justine Nielson – we have all been attending the subcommittee meetings – CPU and Attempting to understand potential zoning

AN – specialty shops in the last presentation – this is the first we are hearing about Residential. Please keep us informed!

AW – housing units – 300 proposed? Currently entitled to?

Ans. -how many: 300 to 800 units of residential and 800,000 sq ft office space proposed.

AW - how many acres?

Justine – rezone amendment. EMX, RMX zone density changes. 12.7 acres

AW – 1,000 people for 300 – 800 units therefore 2.8 acres of parks
- Parking?

Ans. 2.1 per 1,000 residential and 3.1 per 1,000 for Retail

AW: How High?

Aggie – 12 stories – office building and 240 ft tall residential (24 stories)

Justine – taken zoning regulations -> per the zoning that we expect. There is a ton

Of additional analysis that still needs to be done

AW – affordable housing and commit to social equity

Ans-Yes they are

AW – they are using the old community plan with zoning in the new community plan
(Can they do this?)

Debbie Knight – high rise next to single family homes. Suggest they come back with
A more thought out project. It is nowhere near ready for even an initiation

Motion – move to table and write a letter of suggestions.

KM – is zoning changes needed for basis of amendment?

CN – when is planning committee meeting

Justine – 2/21

CN – will you need to move your Planning Commission meeting?

Katie Witherspoon – this is not unusual to have a high level review. They have

Provided all the info that the planning group requires at this time.

JM – would Seritage rather us vote or rather us not vote?

AW – come back to us w/out our yes vote?

{Seritage requests a vote.]

JM – Moved to vote on the motion

JA – seconded

Debbie Knight – she feels that we are loosing control and they should come back w/ a
More developed plan

IK – agrees

AZ – With a no vote – can they go to Planning Group?

KM – Yes they can, but with a negative community group recommendation.

Call for vote: Yes 5, - No 12, - ABS 0. The CPA Initiation is not recommended for
approved. Voting summary:

Voting Yes: RRW, JA, ATV, JM, KM

Voting No: RC, MB, NG, AW, NR, CL, JS, IK, AN, ML, CU, AZ

Abstain: None

Not Voting: PK

Chair: Not voting.

**12. Adjournment at 10:08 pm. Next meeting will be Tuesday, March 9, 2021 by
zoom!**

Thank you, Chris

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Virtual Meeting via Zoom
6:04 P.M. March 9th 2021

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil Ramos (NR), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasseri (AN), Rebecca Robinson (RR), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning), Andy Zhao (AZ-UCSD)

1. Call the Meeting to Order: Chris Nielsen at 6:04 pm.

Start meeting with Chris Ward – Assembly member presentation and Q&A
Chris Ward – legislation – unprecedented

- Jan. – eviction moratorium -> \$2 billion rent payments to land lords
- City Council - \$5 billion grant program add on to last years Fed \$
- \$6.6 billion school relief – to get resources that they need
 - students need a safe environment and 10% set aside for teachers
 - SD is at purple tier and coming down to red so schools should be able to open in April
- Rachel Granadino is his Rep.

Questions:

Kevin Lourens – community member -? AB1400 – get California to single payer System – are you for this?

Chris Ward – yes very excited for single payer, work is happening on this!

2. Attendance taken.

3. Approval of Minutes from Feb. 9, 2021.

Any corrections? None. **Approved by unanimous consent**

4. Agenda: Approve unanimously - Zoom format: no objections
Adopted

5. Announcements:

Chair's Report and comments:

a- Election results will be given at the end of the meeting.

b- Agenda item 7 has been postponed

c- Seritage Plan Initiation Subcommittee and walk thru 3/17/21

Next meeting in April will be an information item

d- Action item for April – Full Agenda:

Alexandria Square – follow on to tonight's info. item

Campus Pointe Action as well – pending transportation from City

Town center View – Next week starts a 30 day comment period for the DEIR with a 3/22 subcommittee meeting.

5. PRESENTATIONS:

A. SANDAG / Mid Coast Trolley – Jon Dorow – see presentation

- Construction is 85% complete
- Priority is stations, then landscaping, all to be finished late 2021
- Trolley cars will be running trials – empty – this summer
- Parking structure @ La Jolla Village Square is OPEN
- Gillman bridge signage is up – UCSD, connecting 2 halves of campus
- UCSD Health Trolley Station and Campus Point Drive road will open next month to traffic both ways
- Executive Dr Trolley Station almost done
- UTC transit center – finishing end of 2021
- Final phase – repaving roadways 3/7 – 3/30 then finished

Debby Knight – community member – what is the egress to parking structure @ UTC??

Jon – no new entrance using 1) Macy's entrance to parking structure off Nobel
2) Esplanade Court

JS - Has there been determination of reduced rates for parking for Trolley Riders?

Jon – separate trolley riders from shoppers by a gate where you have to show trolley pass

JS --*Noise Report –

- JS/PK/Gia and consultants met regarding noise in LaJolla Colony Park
- removal of large trees and concrete, now lots of noise. Noise is from highway.
- It was a good discussion but said NO!

PK – noise study 2011 – initial and 2013 – Rose Canyon – Prediction for 2021

- projections compared with what was measured
- measured in a pandemic – TODAY – therefore the noise was much lower
- therefore when normal traffic comes back then there will be increased noise
- we need to wait until traffic normalizes

KM – when was the noise so loud – during the pandemic?

JS – Yes during the pandemic – Very Loud – all the time!!

- Goal – assess and investigate and then get it fixed

PK – tricky part as project nears completion is the \$\$ will be used up, the budget will be used up and we will have no recourse!

Katie Dunahoo – community member – Genesee resurfacing – Pure Water??

CN – South end of Trolley line ends and North end of Pure Water, are not the same roads.

Barry Bernstein – community member – there will be a lot of construction on Genesee.

B. Councillmember Joe LaCava – Kaitlyn Willoughby

1.Reminder – Office Hours are every Friday 10 – 11 am, please email requests

- 1) week group discussions 2) week one on one meetings

2.Miramar – Scott Peters Office meeting tomorrow – we are making a united front with other cities and the county regarding CASA flight paths not being followed. We are working this topic with Joe and the mayor Todd Gloria, who are talking at every

meeeting.

3. Accessory dwelling unit at 3616 Governor – checked for building compliance. Extra sink to be fixed but height and size is all compliant with new 2020 laws.

NG – Willmark update?

Kaitlyn – no new news regarding Willmark

Barry Bernstein – community member – Governor Dr. directly across from Swanson Pool and he hopes that city really watches this one.

Kaitlyn – 1 large accessory unit and 1 small accessory unit

Katie Dunahoo – community member – City? Can they put more regulations in addition to State guidelines?

Kaitlyn – City needs to stay within them. City can broaden them but not restrict them.

C. Membership Report – Anu Delouri -> later – they are counting votes at Campus Pt.

D. Kristin Camper – MCAS – Rep. – Brief update:

- 1 to 2 weeks the Leatherneck Museum is going to close – Marine Corp has to cut Budget! It needed updating and maintenance and they are over budget. Sad to see it Go!
- Colonel Bedell is the new incoming Commanding Officer, arriving this summer
- Cameras have been placed all around the 14,000 acres, this to assist patrols and Warning areas, as it is very labor intensive to patrol.

E. CPU – Process, Plan Update Subcommittee – AW

→Feb meeting about mobility in community

-Katie Witherspoon has the entire presentation on CPUS website for comments through 3/12/21

1) Mobility goals – got feedback to planning

2) Break out groups reviewed staff proposals for 10 major corridors: Nobel Dr., Governor Rd., Regents Rd., Genesee Ave., Towne Centre Dr., La Jolla Village Dr., Villa La Jolla, North Torrey Pines Rd., Eastgate Mall, and Executive Dr.

3) Got the entire group back together to go over everything

-Next meeting is 3/16 at 5:30 pm regarding Urban Design – Visual representation Of density and mixed use.

-Then City will have a community wide survey

-If you can't make the meetings please see the website and do the surveys
Katie – all links are active.

Katie Rodolico – community member –is there a new meeting link? Who handles CPUS after AW is termed out?

Katie – If you already registered you are ok

CN – Will be a vote by UCPG to keep AW, now a community member, as Chair so we have continuity of experience. Voting on the CPUS is infrequent.

Katie – we think plan will be finished mid Fall/end of 2021 -with 3 working sessions Getting to the end of this year, then Spring discussion draft..

CN – There will be a formal discussion next meeting.

E. Planning Department- Katie Witherspoon – office hours for CPU are by appointment; blocks can be reserved, see the link in the chat. Happy to discuss so please email Katie at the planning department if you need her.

F. Assembly member Chris Ward –met us at the beginning of our meeting

G. Senator Toni Atkins – Miller Saltzman – not here

H. Supervisor Terra Lawson-Remer - Evelyn Andrade

- 1) Small business loans, 3rd round \$30 million grand funds. Non profit or small business with 20 or fewer employees \$\$\$ by the end of the month.
- 2) Vaccinations for group 1B
- 3) Proposing extra funding for County's essential workers for hazard pay. County workers would be an example
- 4) Youth Sports: environment career readiness and access to environment for low income.

Katie Dunahoo – community member and representative from EdUCate. We put an application in last Fall, do we need to reapply?

Evelyn – Yes, please email and she will answer!

Barry Bernstein – community member – He has been trying to get ahold of supervisor regarding Miramar. Supervisor needs to hear about the noise and flight path and Pure Water.

->This needs oversight to make sure City is working on it

Evelyn – email her to set up a meeting

CN – Evelyn is the planning side but will connect you to the right person.

I. UC San Diego – Alyssa Helper ->

-COVID19 – Over 100,000 tests and 0.1% Positivity!!

REMAC was opened for vaccinations for the UCSD community.

-Draft EIR – La Jolla Innovation available for comment for 45 days starting on 3/22

-Ridge Walk is being updated and will finish end of 2021

-NASA – Kate Rubins did her 3rd space walk; she is a UCSD grad.

JS – Ridge walk improvements are great! What is the status of 1)

North Torrey Pines Living and Learning Center and 2) Theater District Living and Learning Center?

Alyssa – 1) just opened a couple of months ago 2) construction is just getting started.

C. UCPG Election for Board Members. AD -> Elections – vigorously counting and are not done yet!

6. Public Comment: Non-Agenda Items (3-minute limit)

- a. Barry Bernstein – Newsletter just distributed this week
 - meeting tomorrow – regarding schools opening
 - and representation will be presenting
 - 3/15 – March for schools opening
 - General from Miramar will come visit in the near future
- b. Kevin Lourens – just voted in for democratic delegate for State Dem Party
 - Chris Ward and Scott Peters are up for reelection in Dem. Party therefore we need to keep them accountable so they do their job!

7. CN – Item 7 postponed as they are not ready for presentations

8. Action Item: La Jolla Innovation Center – development of a 7-story office/ Education building on behalf of UC San Diego, which would purchase and lease Back a .9 acre parcel located at the southwest corner of La Jolla Village Dr. and Villa La Jolla. UCPG subcommittee report with project and draft EIR comment Recommendations will be presented for action

JS – presented the subcommittee report

- Draft EIR was presented
- Proposed building at Rock Bottom
- UCSD extension will be housed there
- Public/Private partnership

* Subcommittee meet 4 times, a lot of opinions voiced and they came up with Report.
6 comments – see presentation

JS – motion to oppose 7 story building and support an alternative 2 story building

NG – seconded

JS – to summarize – 7 acre site owned by GPI, an LA based developer. The parcel is subject to the (Prop D, City) Coastal Zone 30' height limit.

There are several buildings on the site: UC San Diego Health Urgent Care, an office building primarily leased by UC San Diego for research studies, and Rock Bottom restaurant building. Offices are 56,000 sq ft and they need to move because of UC seismic requirements.

Dev and UCSD agree UCSD will purchase .9 acres, the Rock Bottom site, and lease back to Dev. Additional .3 more acres will be used for parking; UCSD will not own this parking.

Once UCSD owns the parcel construction will not be subject to the 30 foot height limit.

Concerns with buildings over 30 foot height limit - 1) once UCSD does this then other developers may want buildings over 30'. 2) There is no mitigation for traffic on LJ Village Dr and Villa La Jolla. 3) Lack of bicycle access and pedestrian access. 4) Piecemeal redevelopment makes it likely that these infrastructure requirements will not be met. 5) If we recommend the two story

alternative, UCSD reports that it will not go ahead with the project. 6) The two story alternative will replace “The Campus” building, adding size and parking.

15 hours in committee and 6 comments that CN came out with last night.

CN – Kaitlyn, what is Joe LaCava’s position on the project?

Kaitlyn – A Friday letter will state that UC San Diego should abide by local land use regulations when developing property off-campus and supports the two story office alternative project.

AZ – part of the subcommittee – 1) voiced support for UCSD Extension to have a bldg. nearby 2) students currently have to go 30 min away or be in temporary buildings 3) he’s frustrated by people who want to keep 30 foot height limit 4) students are concerned with the high cost of off-campus housing.

Debby Knight – community member – land use plan over the years does not have 7 story buildings in it. It is an area of land use constraint, 30 foot height limit, but UCSD doesn’t have to comply. It will make a huge change in the community having high rises; a back door way to make a change. Voters made this land use reg. west of hwy 5 whereas east of 5 there is no limit. A change to the height limit should be a voter decision, not a back door change. Developers will then continue this and GPI could change the other two buildings on their property and this will set a precedent that will undermine the new Community Plan which we have spent three years producing.

NG – Making clear – many UC Planning Group members are UC residents and we know and understand housing prices. It is the wrong-sized building in the wrong place. I am a 40 year employee of UCSD and have strongly supported UCSD, but here I support the 2 story alternative.

IK – Lives around the corner from the site and appreciates the health care there. Works at UCSD and asks if Extension functions can be placed in the theater living and learning areas? Is there room over there in very high buildings? UCSD needs to come up with a good alternative. Why are there so many parking levels?

JS – personal belief is that this is opportunistic for UCSD. Trailers were to be demoed with high-rise living spaces to replace them. East campus has room and the person at the last meeting stated there was no room on campus. There are also Governor Extension and Downtown Extension locations.

AZ – you all live in UC – what are cumulative effects of 7 story buildings -> flip it to what are the cumulative effects of staying with 30 foot level?? Damage of not allowing high density housing in good transit zone with trolley and Whole Foods. University City people are trying to keep housing prices up!

RC – Students needing more housing, there is plenty of room east of 5 or plenty of room on campus. The Innovation Center and housing are being conflated. People in the area are astounded that a 7 story building is being considered in an already congested area! (RC works there)

A community member – where are UCSD Extension locations? EIR is not transparent regarding 0 foot level or 100’ level then baseline goes up the hill, therefore this is not correct.

George Lattimer – will it go to the City if you don’t approve the 7 story project?

CN - No it will go back to UCSD.

JA – not against density of tall buildings, but this process is getting around regulations.

Agree with Debby, likes project and what it stands for but process he will not support.

Paul Jamason – can we never change this? We have a housing crisis because of not being able to build above the 30 foot limit.

PK – wanted to point out that building will not solve housing problems. This building Has 3 stories for cars! It is a bad project!

AW – There is no simple answer. He supports JS motion; if it were a housing project then this would be a different conversation, but it is not. The focus of conversation has been on UCSD, but this is a partnership between UCSD and a private developer who would use this partnership to get around the City process that other private developers are required to follow - and do. He advises discussion of housing keep focus on 'affordable' housing. A conversation about revising the 30ft ht limit should be in the open and decided by voters.

NG – University Research Park – 30 acres and belongs to UCSD?

AD - Yes

Kevin Lourens – community member – talk about adding research space but never much talk to see if students can graduate and afford housing. He has 5/6 people living in the same housing, we need affordable housing.

CN – call for the question

JS – restated the motion – Oppose the 7 story project and support creation of 2 story office alternative project specified in Draft EIR. Comments?

CN – individual comments should go Helix, who is handling the EIR

MB – Comments are important

JS – move to submit comments 1 through 6 from individuals on the subcommittee to UCSD and Helix.

NG seconded

Vote: Yes 13, - No 1 (AZ) - ABS 3 (ATV, JM, RRW), Chair not Voting. Motion approved.

C. UCPG Election of Board Members.

AD -> Elections – done and ready to report election results! There were 216 valid votes:

Res 1 – Georgia Kayser 190 votes, Lou Rodolico 17 votes

Res 2 – JS 4 votes

Res 3 – RC 2 votes

Bus 1 – CL 1 vote

Bus 2 – RR 1 vote

Bus 3 – ATV 1 vote

CN – thank you to our Elections Subcommittee: AD, JM and ML

**9. Information Item: PTS 660043, “One Alexandria Square” 3010 Science Park Rd.
Demo existing building, construct 7 buildings and remodel 2 buildings for R&D
with supporting uses including retail, food, beverage along with parking structure**

Steve Pomerenke – site is right across from Torrey Pines Golf Course in the middle of science business/tech businesses. Innovation happens here.

- ** Alexandria wants to respect the environment around them
- 10975 N. Torrey Pines and 3010 Science Park Rd.
- 10931 / 10933 are going to be removed and redeveloped while preserving the open space and not touching the parking off of Callan Rd
- 2 acres of open space being saved (see the presentation)
- 22.2 acres, 15 % permeable surfaces with 9 acres landscape – native plants
- demolish 2 buildings, and add 330K sq ft of new construction
- current entitlements are for 428,169 sq ft = total development
- **Architecture – wood louvers instead of glass to prevent bird strikes
combo of 2&3 story buildings. Materials -> stone and wood with glass
- **Landscape – environmentally sensitive, by removing invasive plants, current open space for demo garden in the middle of the campus
- Partnership with Native West, relationships with people who understand existing landscape and work with UCPG on this plan!

Plan is May 2022 Demo, August 2022 start construction and April 2024 finish

JA – Entitlements -> what are you looking for from UCPG?

Neil Hyttinen – it is enough change to need a UCPG recommendation!

It is an amendment to the existing Site Development Permit.

Debby Knight – she has been invited a few times and they have incorporated the environment and wild life in the plan! The most forward looking Plan brought in front of the planning board.

Steve – thanks Debby for the education

IK – very impressed w/ direction of the plan. What is the open space easement?

Steve – was bigger and they are trying to keep the open space.

IK – connect to the canyon across the street

Steve – Alexandria owns the space cross-corner across Callan and transferred all entitlements to this current site so they are not going to build there.

IK – native American lands under the asphalt

Steve – they are talking about this with the Kumeyaay tribe and they will follow best practice, keeping asphalt cap without disturbing site.

CN – process 4 – who is handling / making the decisions

Neil – process 4 but not city council decision

CN – cleared traffic and environmental is all that is left

Neil – just received traffic comments, haven't read it yet

CN – when will you come back?

Neil – we hope project approval in Sept 2021 and we still need environmental Doc once it has been reviewed. Best guess – June/July

AW – echo Debby Knight. This is his final meeting in 9 years – and this is the Most developed thinking about site being part of the biodiverse environment

around it. Extraordinary plan! Traffic demand management?
Steve – shuttles in the paths for bikes (carts) yellow square (see presentation)
mobility hubs with 2.5 max less parking due to labs
-Bike to work “pit stop” – yellow boxes and people walk to food on campus
AW – how will water run-off, retention be handled?
Steve – filter water through bio-retention on site with appropriate planting
AW – Solar?
Steve – Solar will be on all new buildings. Thank you to AW for all his ideas
Debby – across Callan Rd. – site will have native restoration and connectivity
CN – thank you and we look forward to seeing you back soon. Great presentation
CN – Final note - thank you AW for all your time with UCPG; for now we will keep
your expertise on the CPUS!

12. Adjournment at 9:22 pm. Next meeting will be Tuesday, April 13, 2021 on zoom!!

Thank you, Chris

APPENDIX A – March 2021 Voting Procedures

APPENDIX B - ROSTERS

APPENDIX C – UCPG MEETING MINUTES