

# UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Virtual Meeting Via Zoom  
6:00 P.M. February 8, 2022

**Directors present**, directors absent:

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil Ramos (NR), 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), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KM), Phillip Belzeski (PB) UCSD student rep, Katie Witherspoon (KW-City of SD Planning)**

1. **Call the Meeting to Order:** Chris Nielsen 6:05
2. **Agenda: Approved – Adoption by Acclamation**
3. **Approval of Minutes from Nov 9, 2021**

CN-asked if there were any corrections? --none

4. **Approval of Minutes from Jan. 11, 2022**

CN-asked if there were any corrections?--none

**Hearing no corrections, minutes were unanimously approved**

#### 4. **Announcements: Chair's Report:**

\*Joe LaCava's policy revisions are still in progress but some of which to take note :

--City will no longer host the UCPG web site but will continue to provide a planner

--More frequent training

--More outreach to renters

\*Rebecca Robinson-Wood's development proposal went straight to the planning commission with no recommendation from UCPG

\*Next meeting—voting and election results

\*Asked Alexandria to present on Costa Verde plans at next meeting

\*Tues, March 22 special meeting to consider the Plan Update Subcommittee's survey results

\* When Plan Update Subcommittee report completed then will bring to UCPG

\* UCPUS- regular meeting is Tues, 2/15

\* Planning Commission Workshop 3/10

\* UCPG special meeting 3/22 report back on land use scenarios from Plan Update Subcommittee

Comments: JS— I want to register great dismay that a sitting board member would by-pass the UCPG on a personal development project; NG and IK agreed.

#### 5. **Presentations:**

Councilmember Joe LaCava---Kaitlyn Willoughby reported working on budget priorities and the CIP list which includes Marcy Park funding, UC Library seed funding, streetlights. Money from District 1 for University City will go to the new District 6. New traffic study after March 3 when the

new pool is open on Governor Dr. On May 2 & 22 budget hearings will be held at time and place still TBA.

Membership Report by Anu Delouri---membership increased by 100 to 3,600 total. Elections are next month.

Plan Update Subcommittee by Andy Wiese, Chair---Committee will meet next Tue. 15<sup>th</sup> Feb. The City will present results of city survey and preferred land use areas. The UCPG will review these land use scenarios at the next meeting.

Questions IK –next steps?

Katie Rodolico—once a plan is in place, is that when they will monitor traffic? And what if we don't like any of the land use changes?

Andy---March 10, 9:00A.M: There will be Planning Commission workshop virtually and will allow for public input. The city will post the links.

Supervisor Terra Lawson-Remer---Meghan Elledge reports that the supervisors are promoting local businesses and foods. Twenty million dollars are spent to purchase nutritious foods; encourage everyone to buy local.

UCSD Report by Anu Delouri---continuing “Return to Learn” Covid protocols. The new Living & Learning Neighborhood in the Theatre District when completed will have 5 new buildings, (one 7 & one 6 story) and four levels of parking excavation with 1200 parking spaces. In January the Regents approved a redevelopment plan for Thurgood Marshall College housing. The current 250 housing units will be replaced by 2,000 units.

## **6. Public Comment:**

Kent Lee introduced himself as running for District 6. He is a 15 yr. resident of Mira Mesa, has young children, member of Mira Mesa Planning Group and is endorsed by City Council chair Elo-Rivera, Nathan Fletcher, and Todd Gloria.

Diane Ahern, Chair of UCCA announced the UCCA meeting tomorrow night at 6P.M. at the Governor library welcomes both UCPG and City Council candidates give 2-minute presentations. The UCCA newsletter online posts UC news.

Isabelle Kay wanted to point out the importance of the Robinson-Wood property on Gilman Drive as a wildlife connection and link to Rose Canyon.

**7. Action Item:** AB361 provisions for a vote to be held authorizing the next meeting to be by zoom, citing public health reasons. ATV made a motion to have virtual meeting next month, CU seconded. Motion approved unanimously.

## **8. Candidate Forum**

Each candidate for the UCPG board gave a three-minute statement in support of their candidacy. The candidates written statements are found here:

<https://www.sandiego.gov/planning/community/profiles/university/agendas>. After the presentations a “final call” was made for any remaining UCPG members who wished to declare their candidacy.

## LIST OF CANDIDATES FOR UCPG BOARD SEATS:

Seat Type Candidate

R1-C Resident Tom Hekman

Andy Wiese

R2-C Resident Isabelle Kay

Liane Barkhordar

R3-A Resident Sasha Tredup

R3-C Resident Jon Arenz

B1-B Business Linda Bernstein

B1-C Business None

B2-A Business Fay Arvin

B2-C Business Carey Algaze

B3-A Business Neil DeRamos

B3-C Business Steve Pomeranke

**9. Information item:** March 8 UCPG election details. Ballots will be available on the UCPG's City web site beginning February 28 here:

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

There are drop off ballot boxes at the two UC libraries for your convenience until Monday 3/7 at 7:00P.M. You are reminded to cut the ballot in half and follow the instructions carefully. Instructions are on the UCPG web site and on the UCCA web site. We encourage all UCPG members to take advantage of this and cast your vote. Residents vote for R only and businesses vote for B only. A map is on the ballot delineating each area for which you cast your vote.

**10. Action Item:** UCPG CIP list modifications. Shall the UCPG move CIP item #4, three Vista La Jolla streetlights, to priority 1 ? Roger Cavanaugh presented the recommendation made by our council office to move this to #1 to facilitate rapid funding.

**Motion** was made and seconded to move to Priority #1.

**VOTE:** 11 Yes, 3 Abstain (PB, GK, KMar), 0 No, 0 Recuse, Chair not voting

**Motion Approved**

**11: Action Item:** to make a community group recommendation for a utility easement vacation. The project, located at 3020 Callan Road, was recommended for approval by the UCPG in August 2020. The city has decided the existing utility easement should be vacated along the southeast portion of the property as part of the project. This is a Process 2, decision by city staff.

Joshua Brelik presented for Healthpeak. The city asked for a slight adjustment of the road entry site.

**Motion** made by JM to vacate the easement, AVT seconded the motion.

**Vote** Approved 13 Yes, 0 No, 1 Abstain (NdR), and 0 recuse. Chair not voting.

**12: Action Item** to rezone lots 1 through 5 of La Jolla Commons III from CV-1-2 to CO-3-1 at 4707, 4727, 4747, 4750 and 4757 Executive Drive. The current "visitor" designation does not permit the "R&D office"

use that the applicant intends for future use at this property. The rezone does not involve additional entitlements for the property. This project is Process 5, decision by the city council.

Clif Williams of Latham & Watkins presented the project. Zoning one million sq ft commercial. It is currently commercial visitor 1-2 zone approved in 2000, including a 327-room hotel and residential tower. Now wish to take out the hotel and make it commercial office zone.

Questions: Does the zoning request affect the hotel currently being requested by 805?---No

AW—does this obstruct the walking path?---No

**Vote:** approved 13 Yes, 0 No, 1 abstain (NdR), and 0 recuse. Chair not voting.

**13. Information item** to introduce the redevelopment project “One Alexandria North”. The project is an 11.4-acre site and proposes to demolish two existing buildings and develop four buildings and a parking structure at 11255 & 11355 N Torrey Pines Rd. This project is Process 5, decision by city council. Steve Pomeranke for Alexandria Real Estate presented a slide deck and answered questions. First, Pomeranke says it is a process 3, not process 5 since it is too heavily office space. Currently they are leasing National University Buildings back to them until they are ready to develop. They plan to deactivate the heliport and keep all the Torrey Pines. Planning to demolish the three buildings and develop a research and development campus with four buildings (2 large buildings and one plant and one small café for tenants) and keep the parking structure. Plan hiking trail and there are 3.8 acres of landscape which they plan to use native plants. Timeline for completion April 2024.

Q--IK—looks impressive but are there setbacks for fire marshal with plantings against the buildings?

A—There are setbacks from the native area also there are fire sprinklers in all buildings

Q—Glass facing North might have bird strikes?

A—Striations on the façade helps prevent bird strikes.

Q- NG --Is the parking building 20' lower than N Torrey Pines road? Does the 4<sup>th</sup> level include the roof?

A—Within the 30' height limit on all 3 buildings. Parking is 2 stories at or above N Torrey Pines Rd. and 2 stories lower than N Torrey pines Rd.

Q—JS on the board of the Torrey Pines Reserve and asked if since this is the northern most development is there a chance that parking could be open on weekends? She suggested call to Darren Smith, State Ranger on the Reserve. The trail head to the Reserve is right there.

Q—IK Don't forget the golf tournament, maybe some parking arrangements could be made for them?

Q—AW Are there green roofs and solar?

Q—Use of fake grass?

A—Adamant “NO”

Steve Pomeranke says they will bring back to UCPG for vote at next meeting.

**14. Adjournment:** Next Meeting will be on March 8, 2022

Minutes Submitted by Nancy Groves