

**Annual Report for**

**University Community Planning Group  
For April 2022 through March 2023**

**Prepared for the City of San Diego Planning Department**

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

**Approved by the UCPG Board on 11 July 2023**

**DRAFT FOR REVIEW – 8 June 2023**

## **Section I: Introduction**

The University Community Planning Group had four officers for 2022-2023:

1. Chair: Chris Nielsen
2. Vice Chair: Roger Cavanaugh
3. Secretary: Carey Algaze
4. Membership Secretary: Anu Delouri

The UCPG has no standing subcommittees. It has three Ad Hoc subcommittees: Towne Centre View, Capital Improvement Projects, 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 12 regularly scheduled meetings and no special meetings.

All meetings during the period April 2022 through February 2023 were held virtually using Zoom due to the Covid-19 emergency. When the Governor ended the State of Emergency for the COVID-19 pandemic on 1<sup>st</sup> March 2023, the March UCPG meeting was held in-person at 10300 Campus Pointe Drive, second floor.

The use of Zoom for UCPG meetings has allowed for greater participation by the community, particularly by occasional attendees and those interested in single items on the agenda. There was strong sentiment for changing the meeting format to hybrid Zoom / in-person following the March 2023 in-person only meeting. This hybrid meeting form has been used for the UCPG meetings since April 2023.

There were 19 of 20 voting seats filled during the report period. C. Andrew Parlier, a graduate student at Scripps Institute of Oceanography, filled the UC San Diego Student Representative seat throughout the reporting period. UC San Diego Student Government maintained Aidan Lin as the organization's representative to the University Community Plan Update Subcommittee.

A regular part of each meeting are presentations from the Planning Department, representatives from our local elected officials, MCAS Miramar, and UC San Diego, typically followed by questions from the attendees. These reports help us to

understand issues and decisions in jurisdictions that include and affect the University Community. Each meeting also includes a period of non-agenda public comment which is open to the community.

Nancy Graham, Planning Department Senior Planner, was our UCPG and Community Plan Update planner during the report period and was supported by Planner Suchitra Lukes. [Note: On April 8, 2022, Katie Witherspoon left the Planning Department and was replaced by Nancy Graham.]

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 meetings due to lack of a quorum. The UCPG had 3457 residential and 49 business members eligible to vote in the March 2023 UCPG board election.

Elections were held again on March 8, 2022, for the 2022-2023 period. Contactless, outdoor, voting was provided on the regular election night outside at our normal, but vacant, meeting location. We were able to take advantage of the availability of both UC community libraries and had drop-off boxes at both library locations available for eight days prior to the election during library open hours. A copy of the March 2022 voting procedures is included as Appendix A.

### **Section IV: Community-Wide Projects**

The UCPG is proud to have participated in discussions and decisions covering some of the following important community projects:

#### **University Community Plan Update (UCPU)**

The University Community Plan was last updated in 1987, and the city has authorized a new plan update. This process was begun in the fall of 2018 with community workshops followed by the first meeting in January of 2019 with meetings held during the reporting period April 2022 through March 2023.

The UCPUS met eleven times between April 2022 and March 2023, separately from the UCPG meetings, with all meetings held virtually due to the COVID-19 pandemic. Once again, the use of Zoom meetings has allowed for

much increased participation in this process. The principal topics covered for each meeting were:

- April 2022 – **Proposed Land Use Scenarios**
- May 2022 -- **Open House and Discussion of Public Space Opportunities**
- June 2022 – **Review and Discussion of Community Benefit Incentives**
- September 2022 – **Approach to Smart Growth**
- October 2022 – **Land Use Scenario Discussion**
- November 2022 – **Revised Land Use Scenarios**
- February 2023 – **Proposed Mobility Networks**
- March 2023 – **Land Use, Mobility, and Parks**

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>

[do you want to attach the plan update subcommittee roster and/or refer to our fearless leader???)

### **Community Outreach: UC Celebration: The Fourth of July at Standley Park**

The University Community celebrates the annual Fourth of July event at Standley Park. This event has many community organizations staffing booths, featuring a lively exchange of opinions concerning community issues, planning issues, and the community plan update. We discussed community planning issues, questions about the community plan update as people visit our booth. Most importantly, we signed up roughly 30 new members.

### **Community Outreach: Educate! Oktoberfest Event at Standley Park**

The University Community celebrates an annual “Oktoberfest” event in October at Standley Park. This event has many community organizations staffing booths. We discussed community planning issues, questions about the

community plan update as people visit our booth. Most importantly, we signed up new members. We signed up 15 new members at this event.

### **New University Community Linear Parks**

In conjunction with our current Councilmember Kent Lee, and our former Councilmember Joe LaCava, the City has moved forward with a plan to create three new linear parks: An “overlook park” at the south terminus of Regents Road at Rose Canyon, a second “overlook park” at the north terminus of Regents Road at Rose Canyon, and a third linear park at the west end of Governor Drive. It is expected that when the Community Plan Update is passed these parks will be transferred from the Transportation and Stormwater Department to the Parks and Recreation Department.

### **University Community Open Space**

The UCPG advocates for protecting open space and habitat in our community and increasing that open space when the opportunity arises but was unable to add dedicated open space in the reporting year. The UCPG passed a resolution in July 2020 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 2020 minutes). During this year, the Planning Department said that these parcels would be preserved concurrently with the passage of the Plan Update.

The UCPG does evaluate 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 evaluated for their effect on a variety of environmental issues including but not limited to 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.

### **Gilman Drive Open Space**

In March 2022, in response to a proposal to build multi-family housing on land with an open space easement, the UCPG passed the following resolution unanimously:

“The University Community Planning Group opposes the removal of the Open Space Easement on the 31.06-acre parcel at the SE corner of Gilman Drive and Via Alicante (APN 346-802-13-00). It opposes any change of the Community Plan Land Use Designation from Open Space, and any changes to the MSCP boundaries for ~ 23.5 acres of MSCP on the site. Consequently, the UCPG recommends the city deny the proposed community plan amendment initiation for this site. A letter to the Planning Commission will be sent detailing its findings and discussion. PTS 697543”

Subsequently, the proposal for a housing development on this same parcel has been withdrawn and was replaced by a request to remove the open space easement granted to the city when the top of the mesa was developed in 1972. This application is open with the Development Services Department.

A February 10, 2023, Assessment Letter from Development Services for this project included the following statement:

“The subject property was conserved in perpetuity upon recordation of Map No. 7174, in which the City of San Diego was granted an Open Space Easement to preserve this property as natural, undeveloped open space. The property is included in the City of San Diego MHPA as it contains sensitive biology resources, it is designated ‘Open Space’ in the University Community Plan and has an Open Space Easement over the entire area. Based on the above cited policies and information, MSCP staff cannot support the request to vacate the Open Space Easement.

The request to vacate the Open Space Easement is not consistent with the goals and recommendations of the University Community Plan and the MSCP Sub Area Plan related to the preservation of open space. The subject property has been designated ‘Open Space’ in the University Community Plan since 1959. Map No. 7174 granted the City of San Diego an Open Space Easement over the entire property in 1972, which relinquished all development potential for the property. As such, the property never retained or had inferred development potential.”

The UCPG’s detailed justifications and findings are included in the March 2022 meeting minutes in Appendix C of the prior UCPG Annual Report. The applicant, Rebecca Robinson Wood, disagreed with some of the UCPG’s findings; a letter from her is included.

### **Vista La Jolla Streetlights**

The UCPG voted unanimously to keep the three streetlights for the Vista La Jolla neighborhood to the top of its CIP list. A request to install these three streetlights was initially made ten years ago, in 2013.

### **Pure Water Project**

The city's public works department resumed regular updates for community groups this year for the Pure Water pipeline project. This project runs through University City from Clairemont along Genesee Avenue.

### **Bike Safety**

The UCPG along with community members have advocated for safe bike lanes in the community. A major failing of our current bike lanes is their disappearance when crossing right turning lanes into shopping centers and employment locations. Proposals have also been made to the city to slow down vehicle traffic in advance of right turns to improve safety.

### **Governor Dr. and Genesee Ave. Safe Intersection**

The UCPG and its Capital Improvements Projects subcommittee undertook to work on a proposal to improve the safety for pedestrians, bicycles, and cars at the intersection of Governor and Genesee. This intersection suffers from heavy traffic during school pick-up and drop-off and excessive speeds through the intersection in general, with right turns particularly hazardous to pedestrians and bikes.

The Subcommittee, chaired by Georgia Kayser, proposed some simple changes to the signal timing, with extended no-turn-on-red signal phase to protect bicycles and pedestrians during their initial crossing of the intersection. This same signal modification was made to the intersection at Regents Rd. and Governor Dr. Also proposed were simple pavement striping changes such as "bike boxes" to improve bike visibility and better separate vehicles from pedestrians and bikes.

### **Golf Course and Landscaping at the Avia in South UC**

In November 2020, Wilmark, the owner of the Avia development located at 6345 Gullstrand St. in South UC, began a systematic removal of landscaping in and around the golf course, including the destruction of many old trees. During the reporting period, development continued, with the prior golf course location used for stormwater activities. A final use for the former golf course has not been given.

### **Green Building Design and its Relationship to the Climate Action Plan**

In November, January, and February the UCPG held a series of information items that relates Green Building Design and other concepts in the Climate Action Plan. The purpose of these agenda items was to better inform the UCPG's board regarding these issues and enable it to better judge the development projects presented to it.

### **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.

The Theatre District Living and Learning Neighborhood at UC San Diego began construction of 2,000 undergraduate student beds in January 2021. It is anticipated to be completed in early 2024. In addition, the Pepper Canyon West Living and Learning Neighborhood began construction of 1,300 single-occupancy rooms for transfer and upper-division students and is anticipated to be complete in fall 2024. With the addition of these two projects UC San Diego will house approximately 50% of its students on campus

## **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 one final project recommendation comprising a total of 1,000,000 square feet and representing an increase of 600,000 square feet of development intensity. This project was recommended for approval.

The UCPG heard information item covering one large project totaling 203,000 square feet to be developed under their current entitlement but representing an increase of 128,000 square feet from the current use. This project is likely to request a final project recommendation in the next reporting year 2023-2024.

The UCPG heard no community plan amendment initiations.



C. Votes and discussion of each Project are to be found in the Minutes in Appendix

**Table 1**  
**Summary of UCPG Action Items, 04/2022 through 03/2023**  
**Part 1 of 3**

Meeting	Project PTS/PRJ	Location	Description	Size (Sq. Ft.)	Permit or Action	Recommend Approval to City?
04/12/22	N/A	N. Torrey Pines near Genesee	N. Torrey Pines Fire Station	None	None	Approve and recommend add solar power < 5 years
04/12/22	N/A	Dirac & Cozzens	Water Vacation by DSD for maintenance	None	Letter to DSD	Yes. Recommend after the work completed.
05/10/22	683552	Miramar & Eastgate Mall	Sales of beer and wine	None	CUP	Approve
05/10/22	N/A	Citywide	Planning Group Revisions	None		Yes
06/14/22	N/A	University Community	UCPG Community Outreach	None	Booth @ Park	Yes
07/13/22	N/A	University Community	UCPG Community Outreach	None	Misc.	Form Subcommittee
07/13/22	PRJ-1051319	4150 Regents Park Row	Type-21 alcohol sales	None	CUP	Yes
07/13/22	N/A	Los Penasquitos Lagoon	Phase 1 Restoration Project		Letter	Yes
08/09/22	N/A	Governor & Genesee	CIP & Traffic Signal Recommend	None	N/A	Yes

**Table 1**  
**Summary of UCPG Action Items, 04/2022 through 03/2023**  
**Part 2 of 3**

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action	Recommend Approval?
08/09/22	None	University Community	Revise UCPG Membership Forms	None	Appr.	Yes
09/13/22		North Torrey Pines	Banner District	None	Letter	Approve
09/13/22	None	University Community	2021-2022 Annual Report		TM PDP	Yes
09/13/22	None	University Community	Educate Oktoberfest Celebration	None	Booth	Yes
09/13/22	None	University Community	Budget Priority List	None	Appr.	Yes
10/10/22	664166	3358 Governor	WCF	N / A	CUP	Yes / requests
10/10/22	PRJ-1051319	8800 Lombard Pl.	WCF		NUP	Yes / requests
12/13/22	624751	Towne Centre View Dr.	Towne Centre View Project Draft EIR	1000K	DEIR Letter	Yes
12/13/22	624751	Towne Centre Drive	Date for final project vote	1000K	Date	February
12/13/22		University Community	CIP Rank Choice as Voting Procedure		Policy	Yes

**Table 1**  
**Summary of UCPG Action Items, 04/2022 through 03/2023**  
**Part 3 of 3**

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action	Recommend Approval?
01/10/23	None	University Community	Election Subcomm.	None	N/A	Yes
01/10/23	PRJ-1074775	N. Torrey Pines Rd	PROW Vacation	N/A	N/A	Yes
03/14/23	624751	9908, 9881, 9893, and 9897 Towne Centre Dr.	Towne Centre View Project Final Project Review	1000M	CPA, SDP, NDP, CDP, ROW vac, TM	Yes

**Table 2**  
**Summary of UCPG Major Development Project Information Items,**  
**04/2022 through 03/2023**

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action
11/08/22	624751	9908, 9881, 9893, 9893 Towne Centre View	Towne Centre View Project. 6 buildings replace 2, site redevelop	1,000,000	CPA, NDP, CPD, SDP, TM, EV.
03/14/23	PRJ 1058759	11011 Torreyana	11011 Torreyana Rd.	203K	SDP NUP CDP

**Table 3  
Summary of Community Plan Amendment Initiations  
April 2022 - March 2023**

Meeting	Project PTS	Location	Description	Size (Sq. Ft.)	Permit or Action	Recommend Approval?

**No Community Plan Amendments were Initiated for 2022 through 2023**

**Table 4  
Summary of Major Non-Project Information Item Presentations  
April 2022 - March 2023**

Meeting		Location	Description
05/10/22		Citywide	Citywide water pipeline replacement program.
05/10/22		Citywide	Community Planning Group revisions and reforms.
08/09/22		Citywide	New Organic Recycling Collection
10/11/22		Citywide	Community Planning Group policies as passed by City Council.
11/08/22		Citywide	Green Building Design & CAP relationship
01/10/23		Citywide	Green Building Design & CAP relationship
02/14/23		University City	UCPG Candidates Forum
02/14/23		Citywide	Green Building Design & CAP relationship

## **APPENDIX A – March 2022 Voting Procedures**

## **University Community Planning Group Notice of Elections for the Executive Board March 14, 2023**

The University Community Planning Group (UCPG) will hold its annual March 2023 election for three residential and three business seats for terms beginning April 11, 2023. For this year's election we're pleased to offer drop off ballot boxes at the two UC libraries for your convenience. We encourage all UCPG members to take advantage of this and cast your vote. Details are found below.

### ***Where can I get a ballot?***

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

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

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

Residential Seat Ballots:

2023\_UCPG\_Ballot\_District\_1\_RESIDENT\_SEAT\_A  
2023\_UCPG\_Ballot\_District\_2\_RESIDENT\_SEAT\_A  
2023\_UCPG\_Ballot\_District\_3\_RESIDENT\_SEAT\_A

Business Seat Ballots:

2023\_UCPG\_Ballot\_District\_1\_BUSINESS\_SEAT\_A  
2023\_UCPG\_Ballot\_District\_2\_BUSINESS\_SEAT\_A  
2023\_UCPG\_Ballot\_District\_3\_BUSINESS\_SEAT\_A

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 which includes your vote into a second envelope..
- Place this SECOND envelope which includes your vote and proof of membership into the BALLOT BOX, located INSIDE the South UC Library adjacent to the circulation desk or INSIDE the North UC Library across from the circulation desk. See page 4.



***Where do I drop my ballot?***

Ballots may be dropped off either INSIDE the South UC Library (4155 Governor Dr.) near the circulation desk or INSIDE the North UC Library near the circulation desk (8820 Judicial Dr., Nobel Recreation area) during business hours.

***When can I drop off my ballot?***

The ballot box is available for drop off during library business hours which include:

Monday Mar 6	11:30AM – 8:00 PM	DROP OFF ONLY
Tuesday Mar 7	11:30AM – 8:00 PM	DROP OFF ONLY
Wednesday Mar 8	9:30 AM – 6:00 PM	DROP OFF ONLY
Thursday Mar 9	9:30 AM – 6:00 PM	DROP OFF ONLY
Friday Mar 10	9:30 AM – 6:00 PM	DROP OFF ONLY
Saturday Mar 11	9:30 AM – 6:00 PM	DROP OFF ONLY
Sunday Mar 12	CLOSED	
Monday Mar 13	11:30AM – 7:00 PM	DROP OFF ONLY.

Tuesday March 14 from 5PM to 8PM  
In person voting ONLY at 10300 Campus Pointe Drive, on the west side of the Alexandria building. Please bring a valid ID for address verification.

***How can I vote In Person?***

In-person voting will ONLY be held on March 14, 2023, from 5PM to 8PM adjacent to the UCPG meeting room on the second floor of the Alexandria building at 10300 Campus Point Drive. Not sure where this is? See the map on page 4.

**Counting the Vote**

All votes, those dropped off at the UC Libraries and those cast in person, will be tabulated on March 14 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 2023 meeting.

### Community Plan Area District Boundaries

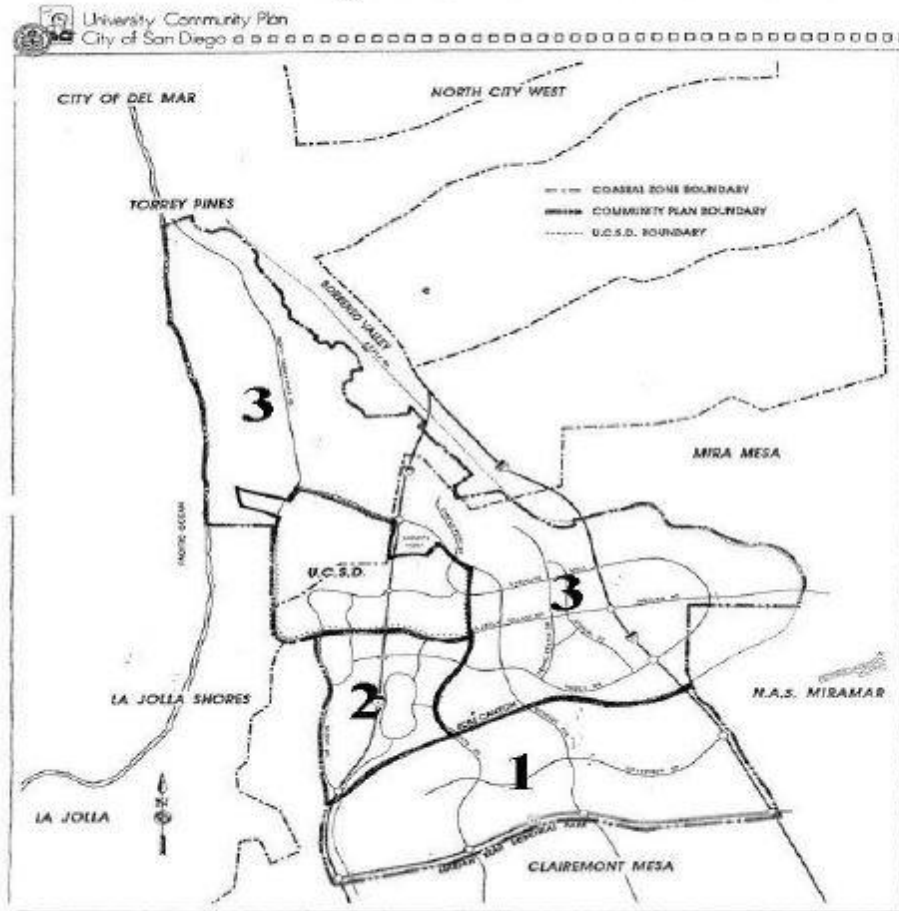


Exhibit C

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.

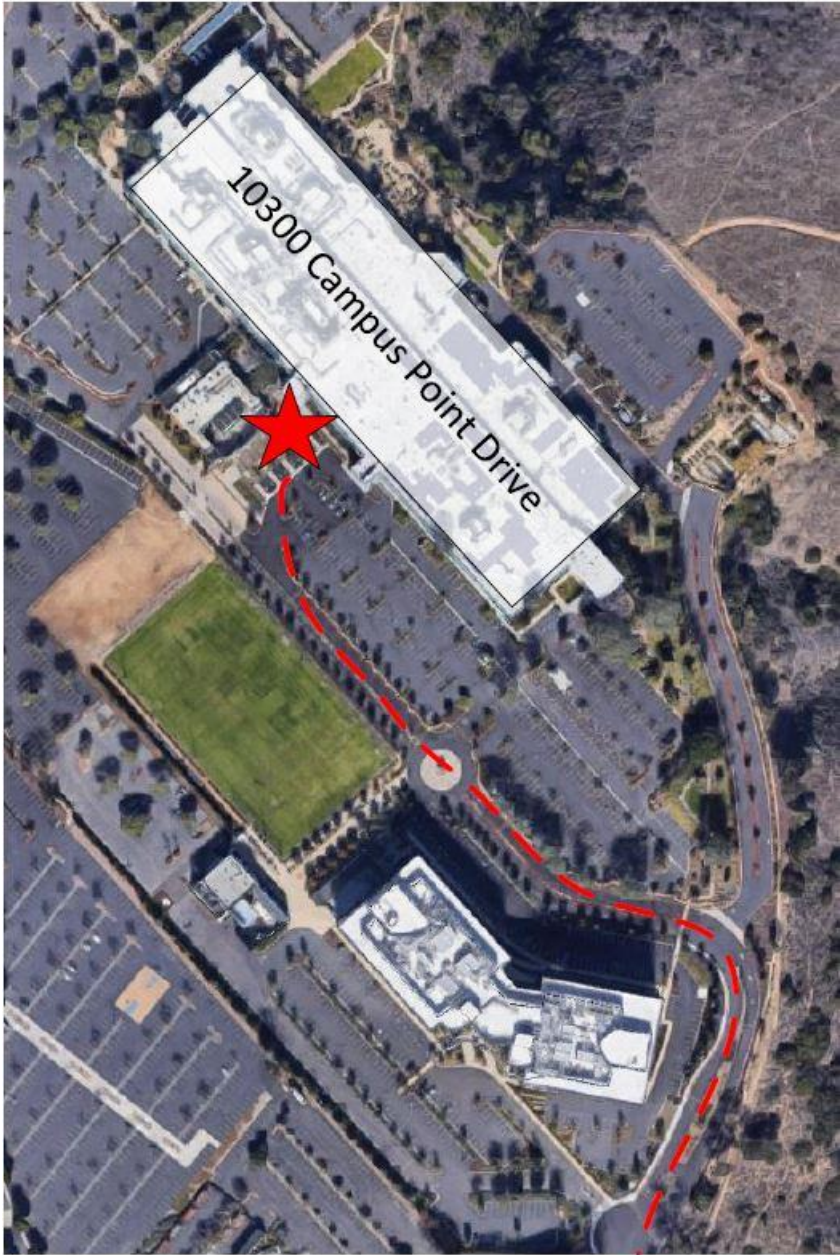
University Community Planning Group *IN PERSON* 2023 Voting  
Location  
10300 Campus Point Drive, Second Floor Adjacent to Meeting  
Room

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 2020-2021 ANNUAL REPORT AT END OF PLANNING GROUP  
YEAR**

**UNIVERSITY COMMUNITY PLANNING GROUP**  
Executive Committee *(updated 04/01/22)*

**Voting Members (20)**

**Karen Martien (R1-A)**

(Nov 2021 / 2023) \*

[karen@themartiens.com](mailto:karen@themartiens.com)

**Georgia Kayser (R1-B)**

(2021 / 2024)

[gakayser@health.ucsd.edu](mailto:gakayser@health.ucsd.edu)

**Andrew Wiese (R1-C)**

(2022 / 2025)

[awiese@sdsu.edu](mailto:awiese@sdsu.edu)

**CHAIR**

**Chris Nielsen (R2-A)**

(2018 / 2023)

[cn@adsc-xray.com](mailto:cn@adsc-xray.com)

**Joann Selleck (R2-B)**

(2018 / 2024)

[js@oneselleck.com](mailto:js@oneselleck.com)

**Isabelle Kay (R2-C)**

(2015 / 2024)

[IsabellesKay@gmail.com](mailto:IsabellesKay@gmail.com)

**Sasha Treadup (R3-A)**

(2018 / 2023)

[sasha.treadup@gmail.com](mailto:sasha.treadup@gmail.com)

**Jon Arenz (R3-C)**

(2018 / 2025)

[jon.arenz@latitude33.com](mailto:jon.arenz@latitude33.com)

**VICE CHAIR**

**Roger Cavanaugh (R3-B)**

(2015 / 2024)

[rogercavanaugh@gmail.com](mailto:rogercavanaugh@gmail.com)

**Carol Uribe (B1-A)**

(2020 / 2023)

[caroljuribe@gmail.com](mailto:caroljuribe@gmail.com)

**Vacant (B1-B)**

**Linda Bernstein (B1-C)**

(2019 / 2022)

[lindahomes21@gmail.com](mailto:lindahomes21@gmail.com)

**Fay Arvin (B2-A)**

(2013 / 2023)

[arvin@inational.com](mailto:arvin@inational.com)

**Rebecca Robinson Wood(B2-B)**

(2015 / 2024)

[rsrobinsonco@gmail.com](mailto:rsrobinsonco@gmail.com)

**Neil DeRamos (B2-C)**

(2021 / 2025)

[nderamos@irvinecompany.com](mailto:nderamos@irvinecompany.com)

**SECRETARY**

**Carey Algaze (B2-A)**

(2022 / 2023)

[calgaze@iqhqreit.com](mailto:calgaze@iqhqreit.com)

**Amber Ter-Vrugt (B3-B)**

(2018 / 2024)

[Ter-vrugt.amber@scrippshealth.org](mailto:Ter-vrugt.amber@scrippshealth.org)

**Steve Pomerence (B3-C)**

(2022 / 2023)

[spomerence@are.com](mailto:spomerence@are.com)

**Peter Krysl (UCSD Faculty/Staff)**

[pkrysl@ucsd.edu](mailto:pkrysl@ucsd.edu)

**Andrew Parlier (UCSD Student Rep)**

[cparlier@ucsd.edu](mailto:cparlier@ucsd.edu)

**Non-Voting Members (2):**

**MEMBERSHIP CHAIR**

**Anu Delouri**

(UCSD Administration) \*\*

UCSD Physical & Community Planning



[adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)

Thomas M. Bedell (MCAS-Miramar) \*\*

Kristin Camper (MCAS Miramar) \*\*

Community Planning & Liaison

MCAS-Miramar: [thomas.bedekk@usmc.mil](mailto:thomas.bedekk@usmc.mil)

[kristin.camper@usmc.mil](mailto:kristin.camper@usmc.mil)

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City of San Diego Staff

Nancy Graham

Suchi Lukes

Planning Department

City of San Diego

[nhgraham@sandiego.gov](mailto:nhgraham@sandiego.gov)

[slukes@sandiego.gov](mailto:slukes@sandiego.gov)

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

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

**ROSTER FOR 2020-2021 ANNUAL REPORT AT END OF PLANNING GROUP**  
**YEAR**

**UNIVERSITY COMMUNITY PLANNING GROUP**  
**Executive Committee** *(updated 03/31/23)*

**Voting Members (20)**

**Karen Martien (R1-A)**

(Nov 2021 / 2023) \*

[karen@themartiens.com](mailto:karen@themartiens.com)

**Georgia Kayser (R1-B)**

(2021 / 2024)

[gakayser@health.ucsd.edu](mailto:gakayser@health.ucsd.edu)

**Andrew Wiese (R1-C)**

(2022 / 2025)

[awiese@sdsu.edu](mailto:awiese@sdsu.edu)

**CHAIR**

**Chris Nielsen (R2-A)**

(2018 / 2023)

[cn@adsc-xray.com](mailto:cn@adsc-xray.com)

**Joann Selleck (R2-B)**

(2018 / 2024)

[js@oneselleck.com](mailto:js@oneselleck.com)

**Isabelle Kay (R2-C)**

(2015 / 2024)

[IsabellesKay@gmail.com](mailto:IsabellesKay@gmail.com)

**Sasha Treadup (R3-A)**

(2018 / 2023)

[sasha.treadup@gmail.com](mailto:sasha.treadup@gmail.com)

**Jon Arenz (R3-C)**

(2018 / 2025)

[jon.arenz@latitude33.com](mailto:jon.arenz@latitude33.com)

**VICE CHAIR**

**Roger Cavanaugh (R3-B)**

(2015 / 2024)

[rogercavanaugh@gmail.com](mailto:rogercavanaugh@gmail.com)

**Carol Uribe (B1-A)**

(2020 / 2023)

[caroljuribe@gmail.com](mailto:caroljuribe@gmail.com)

**Vacant (B1-B)**

**Linda Bernstein (B1-C)**

(2019 / 2022)

[lindahomes21@gmail.com](mailto:lindahomes21@gmail.com)

**Fay Arvin (B2-A)**

(2013 / 2023)

[arvin@inational.com](mailto:arvin@inational.com)

**Rebecca Robinson Wood(B2-B)**

(2015 / 2024)

[rsrobinsonco@gmail.com](mailto:rsrobinsonco@gmail.com)

**Neil DeRamos (B2-C)**

(2021 / 2025)

[nderamos@irvinecompany.com](mailto:nderamos@irvinecompany.com)

**SECRETARY**

**Carey Algaze (B2-A)**

(2022 / 2023)

[calgaze@iqhqreit.com](mailto:calgaze@iqhqreit.com)

**Amber Ter-Vrugt (B3-B)**

(2018 / 2024)

[Ter-vrugt.amber@scrippshealth.org](mailto:Ter-vrugt.amber@scrippshealth.org)

**Steve Pomerence (B3-C)**

(2022 / 2023)

[spomerence@are.com](mailto:spomerence@are.com)

**Peter Krysl (UCSD Faculty/Staff)**

[pkrysl@ucsd.edu](mailto:pkrysl@ucsd.edu)

**Andrew Parlier (UCSD Student Rep)**

[cparlier@ucsd.edu](mailto:cparlier@ucsd.edu)

**Non-Voting Members (2):**

**MEMBERSHIP CHAIR**

**Anu Delouri**

(UCSD Administration) \*\*

UCSD Physical & Community Planning

[adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)

Thomas M. Bedell (MCAS-Miramar) \*\*

Kristin Camper (MCAS Miramar) \*\*

Community Planning & Liaison

MCAS-Miramar: [thomas.bedekk@usmc.mil](mailto:thomas.bedekk@usmc.mil)

[kristin.camper@usmc.mil](mailto:kristin.camper@usmc.mil)

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City of San Diego Staff

Nancy Graham

Suchi Lukes

Planning Department

City of San Diego

[nhgraham@sandiego.gov](mailto:nhgraham@sandiego.gov)

[slukes@sandiego.gov](mailto:slukes@sandiego.gov)

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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

April 12, 2022, at 6:00pm

**Directors present**, directors absent:

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA), Steve Pomeranke (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

1. **Call the Meeting to Order:** Chair CN at 6:03pm

2. **Welcome to new UCPG board members Fay Arvin, Linda Bernstein, Steve Pomeranke, Carey Algaze, Sasha Treadup, and Andy Wiese.** Welcome to new members provided by CN.

3. **Agenda: Call for additions / deletions:**

- Modification for agenda proposed to postpone Item 12 (PTS 0683552 Conditional Use Permit 98-0533 renewal for the Stars & Stripes car wash and convenience store with gas station, located at Miramar and Eastgate Mall) to the May meeting due to late noticing of the project by US Mail. Typically allow 3 days between noticing and meeting and that was not done in this case
- Motion to approve Agenda with Item 12 postponed until May: Motion by ST / 2<sup>nd</sup> by AW.

1. *Motion passed without objection.*

4. **Approval of Minutes: February 8, 2022, and March 8, 2022.**

- Proposed modifications from Board Members for February and March Meetings:
  - February: Request by RRW to reflect that she was present.
    1. Motion to approve February Minutes with suggested edit Motion AP / 2<sup>nd</sup> by RRW
    2. *Motion passed with 1 abstention (CA - not on the board at time)*
  - March: Request by RRW for several comments to the March 8<sup>th</sup> minutes including:
    3. Revision to Item 9, Gilman Village Action Item
      - Chis Wood comments after “would not go away.” “You may wonder about the importance of affordable housing to students and think about the 50 year old with \$100,000 in unpaid student loans and if student loans

and high housing costs may have contributed. I suggest the broader idea/definition of community is...”

- Jonathan Rivas, LMA said housing is important to San Diego and wants residential development
  - Karen Martien, UCPG, thinks strategically approving housing is what we’re aiming for with the plan update
  - Anu Delouri, UCSD, reported that their goal is to provide housing to 65% of students with 42% living on campus now. Lack of housing is statewide
    - Anu revised the statement to state 65% is on campus
4. Motion to approve minutes with stated changes: RRW / 2<sup>nd</sup> by CU
  5. *Motion passed with 2 abstentions (CA not on board and RC not at meeting)*

**5. Action Item: Torrey Pines Fire Station project community recommendation, located at North Torrey Pines Road near Genesee. The community recommendation will be used by the Coastal Commission as part of its permitting process. Monica Arredondo, Project Manager, Engineering and Capital Projects Dept., City of San Diego, James Gaboury, Deputy Fire Chief, SDFD, and Mayra Medel, Planning Dept., presenting.**

- CN introduces project as Fire Station on Torrey Pines Road near Genesee. Applicant seeking a recommendation from the UCPG on the project which will also be used by the Coastal Commission as part of their permitting process.
- Project Team: Monica Arredondo, James Gaboury, William Gibson, Fadi Dabbous, Consultants Heather Ruszyk (Miller Hull) and Steven Shores (Level 10)
  - Monica: Presenting the continued design for the fire station. Submitted application to the Coastal Commission. Coming before UCPG in anticipation of the Coastal Commission reaching out for a recommendation and to provide a project update.
  - Heather: Presents the overall conceptual design
    - Project located at intersection of Genesee and North Torrey Pines Road over the northern most tennis court. Was UCSD property and site is undergoing land transfer to City of San Diego for the fire station to be owned and operated by the City.
    - Approximately 12,000 sf station
    - Requires new signalized intersection.



- Conceptual site design and building form presented with renderings. Strong presence along Torrey Pines Road in how it looks and feels and that it fronts and provides safe circulation for emergency access. There is no backside to the site.
- Traffic pattern overview. Project features new emergency signalized intersection. Designed to separate private vehicles from outgoing fire trucks and provide clear delineation from pedestrian traffic and clear public entries designated.
- 3 goals in developing the project: (1) simple building form, utilitarian building (2) Firefighter health and response times (3) Community fit and natural landscape
- Torrey Pines is a special place in terms of landscape and precedent architecture, so goal was to make sure the building was nestled as much as possible.
- Excavation on site: there is quite a bit of grade change from east to west to fit drive-through station. Had to carve out the site to flatten it and accommodate flow of trucks to enable 180-degree turn on the small site. Resulted in the need for the building to take a simple form and make the most efficient building onsite.
- Sustainability: requires achieving climate action plan, LEED and renewable energy
- Presented landscape palette including Torrey Pines Trees and local drought tolerant and native species
- Questions:
  - AW: Have been waiting for additional fire station for some time, so this is a great step forward. Thank you. Have a number of questions.
    - Archeology – this is an area of human occupation and paleontological findings. In the past, UCSD hasn't handled that well. Want to know what the protocol will be.
      - Response by Heather: Yes, that is correct this is an area with the potential for archeological findings onsite. The site is previously disturbed and per the MND, the project will have archeological monitors,

including paleontological monitors,  
throughout course of construction.

- Plant Palette: Suggest going for all native plants if you possibly can. Oak species should be coast live oak and native coast live oak.
  - Fire Coverage: What is the impact on overall fire coverage by putting the station here? Will there be a ladder truck to service the school and nearby high-rise development?
    - Response by Chief: The coverage analysis started in 2010 with city gate reports. Found that 35% of the call volume from Fire Station 35 (nearest to UCSD) were to respond to on campus needs. It was determined that there was need for an additional fire station to alleviate some of that call volume and allow those stations to spend time in their surrounding communities. The result was this fire station right on the campus to get faster response times to those 35% of calls happening on the campus itself. The ladder truck is at Fire Station 35 and will stay there for now. This station is built with potential for future growth.
  - What goes up the hill on the north side – building not up there but metal wrapping goes up to the north – what is planned?
    - Response by Heather: The north of the site will be replanting some Torrey pines trees – that portion of the building is sunk below grade. North elevation includes retaining wall and security fencing.
    - i. AW - Ladder truck for high rise campus and buildings closer to UCSD campus.
2. Deborah Knight: Reiterate AW points regarding the oaks planted should be coast live oaks and not holly oaks or other non-native to coastal area. Recommend you go with toyon trees for the small trees they are fire resistant, green

year-round. Suggest contacting native west as they do a lot of supplying to commercial projects.

3. Laurie Phillips: Fantastic location for fire station, commend choice of location it is very central to critical areas. Thank you to the University for contributing the property. Heard consideration for cycling route, this is a very heavily trafficked bike route, when you come around that corner it is a sharp bend and not a lot of forward line of site. What was the conclusion of investigation of that and was there any mitigation/risk for cycle under emergency conditions?
  - a. Response by Heather: Coming around the bend there are 2 driveway entrances. The southern is for private vehicles, slow moving traffic and not the fire trucks leaving in emergency situations. The secondary apron at the north is where trucks will be exiting quickly. Indication of the first apron visual indicator that station will be there, signalized intersection and stop light before that main apron for the exiting trucks to indicate to cyclists to stop as well. The signal is activated only if fire truck exiting.
4. SP: Thank you Heather for your presentation. Echo comment that this is needed in the neighborhood. Worry about the bike interface- rides it daily and it is a challenge with cars and turn lane. Suggest looking at innovative ways to deal with that. May cross at gap in the medium? Maybe striping in a way to preclude pedestrian/bikes from crossing? Also, amplify what Debbie and Andy said regarding planting. Maybe consider partnership with UCSD to take the odd shaped area and extend native planting there because those trees are fire hazards too. Encourage to expand beyond the property line or have an influence as it would be strange to have native plant palette next to non-native. Question materiality of metal pane - not sure how contextual or really appropriate for north end of UCSD. Know Miller Mull does phenomenal work but maybe something less utilitarian.
  - a. Heather Response: When it comes to landscaping, that area north of the site is part of the project.

However, we have worked closely with the University on planting facing North Point Lane. With regard to architecture, the siding is important to have low maintenance materials on their stations as their main job is to serve community through firefighting which is one of reasons that led to material choice. Also, the corrugated siding having some materiality/texture there so its not just a flat box and it is set off CMU slightly. Understand there may not be that precedent, but the texture and play of light will be positive for the material.

5. IK: Thanks for presentation. Can't figure out why parcel itself is this shape. Seeing you dug out 16' of material, don't understand why? Why don't you just have cars drive up?
  - a. Chief Response: We have a certain design standard for fire apparatus. The fire truck drive around in the back and it is a drive through fire station, so it has to be designed so that it meets the fire truck the criteria
    - i. IK: too bad it couldn't be blended better with campus. Why drive out to North Torrey Pines road if 35% are calls from the campus? Support comments made about the landscaping – using scrub oaks and coast live oak, small scrubs or transition into the campus landscape. Don't like look of the building its classic San Diego fire station look.
      1. Chief Response: We choose the route based on fastest route of response which here is getting onto N. Torrey Pines Road or Genesee because the campus is so large.
6. AW: Can you show how fire truck comes in from N. Torrey pines how it gets back around?
  - a. Heather response: The signalized intersection come in front apron where they maneuver for 180-degree turn to get back into the apparatus.

7. Laurie Phillips: Cyclist consideration avoid this stretch of N. Torrey Pines go into the campus, challenge is it is a steep drop down to intersection, not big place for multiple cyclists. Expansion of sidewalk or better taper. May be able to avoid.
8. RC: What % of energy is provided by solar
  - a. Heather: 10%
    - i. RC: That's ridiculous from my point of view
      1. Heather: the site is designed to accommodate net zero should the fire station be able to purchase the solar panels.
        - a. RC: the last station proposed 30% and we asked them to take a look at that and they came back with 60%, so disappointed to hear 10%.
          - i. Heather: Approached this issue by designing a building that uses less energy to begin with, using a lower intensity, designed with the future in mind should the city want to purchase PV panels. Design efficient station then put the PV on.
          - ii. RC: Good to hear design incorporate but puzzled by 10%. I know you're doing all you can, given the city's budget, but the City has a climate action plan and then it doesn't do what they can to fulfill it/

- Motion: Recommendation to approve as presented: Motion AW / 2<sup>nd</sup> AP
  - Discussion:
    - JS – Does the motion take into consideration what RC just raised? Friendly amendment proposed to approve with strong recommendation to increase solar in 5 years to 50%.
  - Motion Amended to recommend approval of project as presented today, and to strongly recommend increasing the solar in 5 years to 50%: 2<sup>nd</sup> by SP/Amendment accepted by AW/AP.
    - b. Motion passes unanimously (yes-18 no-0 abstain-0)*

**6. Action Item: Vacation of a 15 ft. wide water easement between Dirac St. and Cozzens St. The work is complete; Development Services would like a community recommendation to close out this project. Dakota Adelpia, Water and Wastewater, City of San Diego, presenting.**

- CN introduces item as easement vacation for work that was already completed, and the City would like a recommendation as a matter of course to close out the process.
- Presentation by Jonard Talamayan – wastewater department of the City of San Diego:
  - The AC Water Group 1059 is a waster construction project which installed water main between March 2020 and November 2021 in University area. Requesting action to recommend approval of the water easement vacation. Bound by Governor to the North, Cozzens Street to the West, Dirac Street and CA52 to the South.
  - Typically, have upgrades the systems to upgrade the water pipe due to age of the pipe, history of leaks, breaks, etc. to have reliable drinking water.
  - City vacated water easement on 2 private properties because they are no longer needed and have been abandoned.
    - IK: Does this mean the pipe is left in place? Can we use the easement as a pathway? Do the owners realize they have this pipe left over? Don't they want you to remove it? Will it be marked that there is a buried pipe on their property in case they go to dig?
      - Jonard: Yes, there will be a cap on both sides of the pipe, and it is abandoned in place. The existing easement is a utility easement, so I don't believe it

can be used for other purposes. Not sure if the owners are concerned about the pipe in place, but they consented to the project and the project scope by signing the disclosure form.

○ CN: The property owners will have to disclose when they sell.

1. JS: What is the width of the pipe? Since you withdraw the easement, if the pipe collapses or causes damage is the city still liable for it?
    - a. Jonard: The pipe being abandoned is 6” water main. I don’t know the answer to your second question.
  2. GK: We know asbestos is cancerous. Interested to know why the property owners wouldn’t want to remove this pipe because of that. Is it the property owners that don’t want it removed or you don’t want to remove it? I didn’t realize there were still asbestos pipes in city water. What % of pipes still have asbestos?
    - a. Jonard: Typically for water/sewer abandonments, we abandon in place because of trenching impact it would cause to the property. Not aware of property owner concern of keeping pipe in place. Not sure of the percentage of pipes that have asbestos but can follow up.
  3. RRW: Looking at Exhibit B – it is a nice exhibit but may want to check addresses/lot number on the exhibits. It looks like easement is on lot 112 and 720, versus 111 and 721? Someone might be surprised if you start digging in their yard.
    - a. Jonard: thank you, may just be a mistake on the presentation material.
- ii. Motion to recommend approval: Motion: AP/2<sup>nd</sup> RC.
1. *Motion Passes. (yes-16, no-0, abstain -1(GK) )*
  2. Note: ST dropped off the call prior to vote

**7. Election of new UCPG officers: Chair, Vice Chair, Secretary, and Membership Secretary.**

- a. Nominations are open:
  - i. CN: Self-nominate Chair, proposes RC to continue as Vice Chair. RC accepts, unless someone really wants to do it. Membership Secretary proposes AD. Secretary proposes CA.
- b. Motion: ATV makes blanket motion to approve all officers as proposed/ 2<sup>nd</sup> IK
  - i. *Motion carries without objection. No objections. No abstentions. (yes - 17, no-0, abstain-0)*

**8. Announcements: Chair’s Report and CPC Report.**

- a. CN Report:

- i. The Gilman Village Item presented at the March UCPG was pulled from the agenda without a rescheduled date. The letter that UCPG was asked to write is included in the March meeting minutes, they were sent to the planning department and local council office for their files. This document can be used for future planning commission action items should the item come back.
- ii. Stephanie Saathoff representing the Towne Center View Project for BioMed stated they will be ready to have subcommittee meeting on traffic impacts in early May. CN will work with Stephanie and Cliff and the subcommittee members to come up with agreeable date and time.

**9. Public Comment: Non-Agenda Items (2-minute limit).**

- Diane Ahern:
  - University City Community Association is meeting tomorrow night, April 13, at 6 PM via Zoom. Our special guests will be the MCAS Miramar Commanding Officer Colonel Bedell and City Councilmember Joe LaCava. Both will be available to take public comment and answer questions. After the public forum with CO Bedell and CM LaCava, we will have public safety reports from the police department and from the supervisor of Emergency Medical Services (EMS) from Fire Station 50.
  - University City east of Interstate 5 has been redistricted out of City Council District 1 to City Council District 6. Residents will vote in the District 6 City Council primary election in June. We all have the opportunity to meet the three District 6 City Council candidates at the League of Women Voters D6 Candidate Forum on Tuesday, April 26, at 6 PM.
  - Both the UCCA meeting tomorrow night and the League of Women Voters event on April 26 will be hosted on Zoom. Information is available on UCCA's University City News org website and I'll post information in the chat as well.
  - Register for the Tuesday, April 26, 2022, D6 City Council Candidate Forum at <http://lwvsdforums.org/Apr26>
- Kent Lee:
  - Candidate running for D6, 15-year resident Mira Mesa, went to UC San Diego, has 2-year-old and 4-year-old children, running for city council, long involved in the community and served on the Mira Mesa Community Planning Group, look forward to the forum next week and to introduce myself further to people in University City, I'll put my contact information in the chat in case anyone wants to reach out and connect.
- Jennifer Martin Roff:
  - South UC resident and member of "Help Save University City" a group of volunteer residents that serve to respond to University Community Plan Update. Created a petition and are going door to door and it has



been posted online in opposition to rezone of many streets to medium density townhomes and to request to hold public in person meetings to better explain all changes in community plan update in north and south UC. Currently have 1,800 signatures – 400 on paper and another 1,400 online. That number will keep going up. Will be submitting the petition to the mayor and planning department to explain what we are asking for. Email at [helpsaveuc@gmail.com](mailto:helpsaveuc@gmail.com). Help Save University City Petition: <https://change.org/saveuniversitycity>

## 10. Presentations:

- a. Councilmember Joe LaCava: Kaitlyn Willoughby
  - i. Kaitlyn:
    1. The Mayor’s fiscal year 2023 budget will be released April 15<sup>th</sup> this Friday. Mayor has his budget priority memo which is out for review. Will be hosting 2 different budget town halls to talk to the staff and councilmembers about budget priorities: May 2<sup>nd</sup> (virtual) and May 21<sup>st</sup> (in person event).
    2. Councilmember had opportunity to go to DC with the San Diego Chamber of Commerce. He met with staffers and was happy to hear there will be money coming to address regional transportation, childcare and homelessness programs. They are bigger packages than San Diego has had in the past.
- b. Membership Report: AD
  - i. AD: No new members to report. Most attending are familiar with UCPG, but would like to remind others that the meetings are held on the 2<sup>nd</sup> Tuesday of every month at 6pm. If you would like to become a member, please send CN and AD an email – memberships are free and do not expire.
- c. Plan Update Subcommittee: AW, Chair
  - i. AW:
    1. This Spring the plan subcommittee will be providing feedback on land use proposals for the future community plan proposed by the city so later this spring subcommittee and UCPG can provide recommendation to go forward with a preferred and alternative scenario with environmental review. The January meeting was cancelled. In February the meeting provided a presentation on new land use proposals and online engagement survey in fall. CN and AW asked that the City add additional opportunities to provide feedback including in person meetings to see the materials more closely. City did not agree to adding in person meeting but agreed to add one online meeting in April and to push back date for subcommittee vote. March held first meeting for feedback – majority of meeting was devoted to discussion of

rezone for townhomes in south University City. At next meeting – next week Tuesday April 19<sup>th</sup> at 6pm on zoom, agenda will include a set time for South University City, and the bulk will be devoted to north university and land uses changes there which require significant attention and feedback as well. Continue to push the city to adjust schedule for feedback to be taken and for city to respond. Vote on scenarios later this spring.

- a. JS: Now that Katie Witherspoon has left and a new planner involved, what is prediction on how far we can get at this next meeting?
  - i. AW: Yes, I was remiss to report that Katie Witherspoon, who was our planner for last 2.5 years has taken new job out of the city and is moving on as of last Friday. New planner is Nancy Graham who brings wealth of experience in community planning. She successfully brought to completion a number of community plan updates including Mission Valley. Hopefully we'll get a long way during the next meeting, but I would like to see us have longer time devoted to a meeting.
- b. KMAR: The proposal for rezone to townhouses was pretty shocking. Has the City articulated why that was a good idea? If not, can we get the message to them to tell them why it would be good and what the benefits are? And to explain what the tradeoffs are?
- c. Linda: Thank you for everything you do. I'm perplexed about the complete rush. They shocked with what was newly announced of up-zoning of SB 9. In the March meeting they were talking about 28,000 residents and given the option to 62K and 82K in the next 80 years- there needs to be a lot more time to discuss. Suggest having instead a public hearing rather than begging for another hour to get a 3-hour meeting. Is there a place where you can say we are not ready to vote, or will you be forced to vote in may?
  - i. AW: It is not necessary for subcommittee to vote in May but would be best for the process that the subcommittee votes and the Planning Commissioners hears it in their workshop, followed by UCPG offering recommendation. The City has a hard deadline in August where it has to provide a deliverable to SANDAG, which includes a land use proposal. But it is still option

that the update subcommittee could meet independently. My personal opinion is I would like to vote yes on some scenario but that requires collaboration and communication and the city/community engage in that process.

- d. Nancy Groves: People saw the survey then suddenly they changed all zoning, it feels like it was almost a trick, they didn't tell us at the time they did the survey that that proposal was coming up. Residents need more time to talk about that.
- e. IK: It alarmed me and concerns me that we are being asked to consider this plan without seeing the whole context of plans for the city. We are being asked to absorb more biotech/R&D because of presence of University, but there are parts of SD that could clearly benefit building more housing like large areas of Kearny Mesa. This lack of context and big picture really worries me. Could they please present the big picture to include the adjacent areas and justify the need for housing?
- f. Debbie Knight: What the city is doing is ramming through something they want and has window dressed it as some kind of community input. I find it deeply disturbing, and it may not have been as much this way had we not had covid. There's been limited interaction, we are meeting on a little screen with limited interactions by the public. Have no idea what the update encompasses. 7,000 people started the survey and only 1,800 completed. The proposal was not in the survey and was never part of the discussions. Regarding the deadline with SANDAG, I imagine they could get an extension, especially under the circumstances of covid and difficulty of providing community disclosure and facilitating community input. Definitely needs to be longer and involve in person meetings with large display boards. Strongly disagree with process city is pursuing.
- g. Jeff Dosick: Copied AW on an sent to Katie to clarify her comment at the last meeting regarding governor drive where Katie said from 805 to end that the bike lanes would be going all the way through governor. Can you comment?
  - i. AW: I can't, but I'll follow up.
- h. GK: I attended the last meeting but didn't comment on this piece but thought I'd add now since AW is taking notes. I am concerned that we are making all of these

changes based on the survey they took, and there's a few reasons we should consider that survey a little more thoughtfully – it was biased, convenience, not generalizable or representative – voluntary survey with 60% not completed the survey, not a no change option survey. Based on limitations of survey shouldn't heavily weight it for policy considerations.

- d. Senator Toni Atkins: Cole Reed
  - i. Cole Reed: 3 pieces of legislation to share with you: (1) state rent relief extended through June 30<sup>th</sup> this year. Signed a bill called AB2179 which extends protections for renters, allows those able to apply for rent protections to stay protected. (2) Senate Bill 1027 – Atkins authored, expands jurisdiction to San Diego River conservancy to cover whole watershed. modernizes some of the language. (3) 1311 Atkins is coauthor of provides consumer protections for veterans and family members increasing civil penalties for fraud against veterans, and for the purchase of vehicles.
  
- e. Supervisor Terra Lawson-Remer - Meghan Elledge
  - i. Meghan Elledge:
    - 1. Supervisor Lawson partnering with Nathan Fletcher to create more affordable housing using surplus government land to build homes within reach of low-income families to pave way for 10,000 new homes. County establishing new shelter in Midway District 150-bed facility, tailored to mental health and substance abuse challenges adjacent to the psychiatric hospital.
    - 2. Have grant funding for nonprofit and small businesses available.
      - a. JS: SD foundation grant for new housing – all low-income housing, apartments or home ownership?
        - i. Meghan: Believe it was subsidized apartments. But will confirm.
      - b. IK: do see homeless people or appear to be homeless and not coping well, is there a way to get them into the county system, what is the mechanism? Mobile crisis response team – just for that reason? Not a police response but a social worker/care coordinator?
        - i. Meghan: Yes, the Mobile Crisis Response Team was created for just that reason:  
[https://www.sandiegocounty.gov/content/sdc/hh\\_sa/programs/bhs/BHS\\_MCRT.html](https://www.sandiegocounty.gov/content/sdc/hh_sa/programs/bhs/BHS_MCRT.html)
      - c. JS: There is also conservatorship program, it is controversial for many reasons, but may be a solution for those who really cannot take care of themselves. Perhaps

we can have someone from some agency to give a presentation on these programs and how we can connect if we see someone in need.

i. Meghan: Yes, can help arrange.

f. UC San Diego: AD

i. AD: 2023 US News and World Report released ranks for best graduate schools and UCSD ended very high on the rankings. It is something to be proud and pleased about. Commencement ceremonies coming up – June 11<sup>th</sup> Jessica Mayer Alumna and NASA Alumna will be the keynote speaker.

g. Capital Improvement Projects – RC

i. RC: Sent email with information specific to introducing new people to CIP process. In brief CIP is changing to reorganize along with policy document to back it up. If you would like to get into the weeds, I can get that email to you. The City is changing the way funding happens and is using pooled funding to support the principle of equity. Funds for specific groups go into a general fund. We are \$2B behind what we could fund, and next funding cycle will be \$4B behind in funding. How we get money is huge right now. One item folded into 2022/2027 and that is streetlights for Lakewood and Governor since 2010 to 2022 to get done and it may take quite some time. We used to rank the improvements and let them be and now we are monitoring them and trying to move them along and even if not in the funding cycle, trying to advance it (i.e., Marcy park).

1. RC is terming out in February and GK has volunteered to continue this on as the CIP subcommittee chair

ii. RC: We need to make ourselves known in District 6.

1. Bill Beck: I read the email and it seems that if and when new streetlights get approved, it might not be for another 5-7 years?

a. RC: I hope that's not the case. If we re-rank and give them priority and maintaining contact with council to advocate for it.

**11. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited. Chris Nielsen, presenting.**

• CN: will accept a motion for May's meeting to continue virtually:

○ Motion by GK/2<sup>nd</sup> by ATV

▪ Discussion:

• AW: Will vote in favor of this for this month but would like to see us work towards holding a stationary meeting, with an audience, close to one another. I would be voting differently if

this were an in-person workshop style meetings for discussion of plan update for example. Will vote for this one hopefully getting close to in person for the next. Should have conversation about partially virtual/hybrid in the future.

- ATV: Reiterate Andy’s comments on virtual/hybrid in the future. Helps people to attend virtually.
- JS: Reiterate comments, suggest we start working for hybrid meeting in June and figuring out how that will work (microphones, etc.)
- IK: I would feel more comfortable if people tested before the meeting before being in person.
- Garret: Request that these meetings be recorded.
  - CN: Can look into it, that may be an issue when we have to provide our own storage for meeting materials/documents and recordings.

**12. Action Item: PTS 0683552 Conditional Use Permit 98-0533 renewal, the Stars & Stripes car wash and convenience store with gas station, located at Miramar and Eastgate Mall. The convenience store sells beer and wine, requiring a CUP. No additional development or change in hours of operation is requested. Process 3. Vince Kattoula, Kattoula & Associates, presenting.**

- a. Item continued to next week per revised agenda.

**13. Adjournment: Next Meeting will be on May 10, 2022, in a manner determined in accordance with agenda item 7 above.**

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

May 10, 2022, at 6:00pm

**Directors present**, directors absent:

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA), Steve Pomeranke (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

1. **Call the Meeting to Order:** Chair CN at 6:05pm.
2. **Agenda: Call for additions / deletions:**
  - No additions/deletions to the agenda.
    - *Motion passed without objection.*
3. **Approval of Minutes: April 12, 2022.**
  - No additions/corrections to the minutes
    - *Motion passes without objection*
4. **Announcements: Chair's Report and CPC Report:**
  - CN:
    - We have an action item for a Conditional Use Permit and an information item from the City's Capital Project and Engineering Department on a water and sewer project east of Genesee and north of Governor Drive.
    - We will also decide between zoom and an in-person meeting for June and discuss the status of Community Planning Group changes led by Roger.
    - Stephanie Saathoff, representing the Towne Centre View project being developed by BioMed Reality, is ready to have a subcommittee meeting on traffic impacts. I'll work with them and the subcommittee members to come up with a time in the next two weeks.
    - Many residents have noted the posting of a Notice of Application for the Easement Vacation for proposed vacation of an open space easement, located at 8293 Gilman Drive, by the Robinson Wood Revokable Trust. I am told by the Planning Department "that nothing in the current Easement Vacation request has caused the

department to change its recommendation for denial. The applicant is always allowed to submit more information to be taken into consideration, but nothing to date that has been presented to the Planning Department has changed the department's position since the last time that this issue was reviewed." This gives a good summary of where we are. I don't expect to have additional information near-term but will keep the UCPG, community, and environmental organizations updated.

- For tonight's agenda I'm going to alter the order of reports:
  - Tait Galloway Planning Department
  - Nancy Graham Planning Department
  - Andy Wiese Plan Update Subcommittee
  - Kaitlyn Willoughby CM LaCava's office
  - Anu Delouri Membership
  - Elected officials
  - Kristin Camper MCAS Miramar
  - Anu Delouri UC San Diego
  - Roger Cavanaugh CIP
- CN asked SP if there a comment he would like to make about Cost Verde.

## 5. Presentations:

- Planning Department: NG
  - Tait Galloway: Interim Deputy Director of the Planning Department
    - Thank you everyone for your emails and phone calls. We haven't gotten a chance to return all but wanted to acknowledge we have received them, and they have been providing the content to various decision makers within the city. Reassure you that the message is heard. We understand there is a lot of concern from the last subcommittee meeting and a lot of questions about the proposal specifically for the South UC area. We are tentatively planning to have a meeting next week. I would like to have more detailed comments on content of meeting but we are still working out those details – we are discussing with the council office and mayor's office and we ask for your patience and look forward to being able to release more information about the meeting within the next couple days. Thank you for your patience and understanding I know this has been frustrating and many have been concerned. Thank you and we hope to get that information out to you shortly.
      - Katie Rodolico: Do you have a location?
        - Tait: Tentatively planned at University High School, but don't want to give any more



information until it is all confirmed. But expected to be at the normal evening time.

- Jennifer Martin-Roff: is it possible for the meeting to be a hybrid meeting? Both online and in person:
  - Tait: Have been looking at it, we need to have a wired internet connection. Concern about using a hot spot as the quality could be really spotty and we don't want people to get online and lose connection. We will continue to look at it but need to have hard wire connection.
- CW: how are you going to advertise about the meeting because it is so late?
  - Tait: Will be posting it on the Community Plan Update webpage, sending out an email to those on the email list, sending out constant contact from the overall email for the community planning group, as well as next door and other social media venues.
- Bill Beck: Can it be outdoors? We're going to have a lot of people and people might be worried about COVID.
  - Tait: Will look at an option for a speaker to be outside and listen in as an option.
- JS: It has been requested to have stations set up and focus on different topics with poster boards you can see and go into granular level. Is that what you're contemplating or is this a question/answer presentation?
  - Tait: Right now, though tentative, the approach would have an open house and then followed by a presentation and then question and answers.
- Plan Update Subcommittee: AW, Chair
  - April meeting of Plan Update Subcommittee – highly attended over 440 attendees on zoom. Lasted for about 3 hours. Meeting began with opportunity to make comment on South UC including the proposal for townhomes and for the shopping plazas at the Vons and Sprouts shopping plaza and significant comments taken on that. Second half of the meeting focused on Northern University City. A variety of comments taken regarding planning for parks and public facilities and focusing that conversation as part for the land use, affordable housing, appropriateness of density levels, rezoning of land use designation of single-family area for multifamily housing and a number of other comments were made. A lot of constructive comments were made and heard.
  - Planning Department shared the proposed meeting for next week and it looks like the message is “stay tuned”. We are in conversation to come up with a plan to meet the needs of the community as well as the City.

- JS: Since it's a plan update issue, do you have any information on the college area plan and the push back happening there? It has been reported as if City planners are overruling community with respect to the plan they've developed?
  - AW: Don't have much to contribute on this, not very familiar with what is going on at the college area and their materials are up online as ours. I believe there is a proposal for similar type of single-family rezoning.
  - NG: The college area also going through a plan update. just as this community. Prior to the City kicking off a process, they had developed a draft framework for an update. That community just completed their online engagement activity. Some of the people were not excited about the alternatives and the City received that feedback and are looking at that and analyzing it. As we're going through the input, we will be having a meeting later this month with the update regarding the information collected and where that leaves us from a policy perspective.
  - LB: Had been told that the notes from the chat would be available but haven't seen those yet.
    - NG: It is not posted currently, needed to read through all of them to ensure there is nothing inflammatory and some comments are not appropriate, but we can post those this week.
- Councilmember Joe LaCava: Kaitlyn Willoughby
  - Kaitlyn: Thank you to everyone who came to the budget townhalls, he took your comments and address those as questions to the department heads themselves and take them into consideration as drafting his budget priority memo. Community Power Residential Roll Out beginning this month – 700,000 residents have the opportunity to transfer to 100% renewable and clean energy at a competitive rate.
- Membership Report: AD
  - AD: If you are attending for the first time, the UCPG officially recognized organization representing north and south university city, provides reviews and recommendations on land use and development related project and issues that fall within university planning area. These meetings are held 2<sup>nd</sup> Tuesday of each month and being at 6pm. No fee to become a member and they do not expire. You may email me for a membership form. Thank you for attending tonight.
- UC San Diego: AD
  - Director of Campus and Community Relations at UC San Diego. Last Thursday the university sent a UCSD Community Update. Highlight 3 items: (1) UCSD Rankings – 2022/23 rankings Undergraduate and

Graduate top 10 public Universities in the US, Jacob School of Engineering was ranked 6<sup>th</sup> public engineering and medical is also 6<sup>th</sup> in public medical schools (2) Living and Learning Neighborhoods – the development of these neighborhoods has become a model that many universities are adopting around the country requesting incorporation on how we development. Pepper Canyon West start construction for transfer students, it is located on campus interior 1,300 transfer and upper division students. Ridge Walk North – undergraduate students approximately 2,000 beds. UCSD recognizes there is a housing shortage and would like all students to live on campus but the University is doing its best to reach 65% housed on campus goal (3) Campus Commencement planned for June 11<sup>th</sup>.

- AW: appreciate statement that UCSD would like to house all students on campus but only planning to house 65% only so there is a disconnect. What plans does the university have to get to 100% how can we help you get to that level?
  - AD: It is still the goal to provide all undergraduate students with housing on the campus, but with the demands on enrollment and enrollment numbers going up and challenges with scarcity of land, have a goal of housing 65% of students on campus. In 2028, I believe, we will be one of the largest residential campuses within the United States. The 100% is wishful but in reality, what we are aiming to provide at least 65%.
    - AW: Would like to encourage you and urge you, of 79,000 persons from 2010-2020, that 22,000 well over 25% directly attributable to faculty, students and staff at UCSD. Time to rethink that development plan and some difficult decisions might need to be made.
      - AD asked who the presentation was made by. AW responded he preferred to take the conversation off-line.
- Capital Improvement Projects – RC
  - GK is now the Chair but RC indicates they are working on safe access and safe crossing on Governor Genesee. If you want to get in touch with GK, we can further that conversation.
  - GK did get two people interested in supporting efforts related to CUP. If you are interested in getting involved, please let us know.
    - Bill Beck: Lights for Vista La Jolla, going to be changing districts and Joe LaCava was going to be funding with special fund.
    - RC: Have not received an update but will ask again.

**6. Public Comment: Non-Agenda Items (2-minute limit).**

- Tommy Hough:
  - His campaign doing a fundraiser with Sierra Club Sunday 2-4pm. Details on the website Tommyhough.com. Fundraiser in University City Sunday 22<sup>nd</sup> from 3-5pm for issues particularly important to the issues the South UC neighborhood. He is the candidate that will be defending single family zoning in South University City. We have good options for affordable housing in Mira Mesa and North Side of Miramar Road. Opposed to the rezoning proposal in South UC. Thank UCCA for the forum. Can all be accessed from the website.
- Diane Ahern:
  - Hello and good evening; it's Diane Ahern from University City Community Association two quick announcements:
    - Thank you so much to all you contributed to UCCA's "University City News" print newsletter. Much of this May issue features news and thought-provoking articles about the University City community plan update. If you haven't had a chance to take a look at the print version, I'll put a link to the PDF version in the chat  
- <https://www.universitycitynews.org/ucca-newsletter-archives/>
    - Guest columnists for May included the planning department, Andy Wiese, Debby Knight, Jane L. Glasson, Kent Lee, Tommy Hough, Jennifer Martin-Roff, Richard Carson, Aidan Lin, Helen Lebowitz, Lisa Perry, Ron Belanger, Jayna Lee, Roger Cavanaugh, Katie Rodolico, Matty Wuest, and Chris Nielsen. Many thanks to all our community contributors, volunteers, and advertisers.
  - UCCA will host a public meeting via Zoom on Wednesday, May 11, at 6 p.m. Our focus will be housing legislation, proposals, and options; and presentations by ElderHelp and the Humane Society about the new Park Patrol.
  - You'll find more information on UCCA's UniversityCityNews.org website
- Kent Lee:
  - Candidate running for SD Council in District 6, have had a lot of conversation with folks here. There will be a few meet-and greets in the University community. Many have heard me discuss that housing is a crisis in the SD region but most important is how we implement housing, where, and how we look at density. Not just haphazardly doing it. Understand there's been a sense of frustration with how the City has been handling communications. Would love to chat with many of you. I am someone who has spent quite a bit of time within the month or two

about why the city is trying to implement this housing policy - what's driving it.

- Barry Bernstein:
  - Double down on what Diane said, the newsletter was super. 4<sup>th</sup> of July celebration is a wonderful community event so come join us.

**7. Action Item: PTS 0683552 Conditional Use Permit 98-0533 renewal, the Stars & Stripes car wash and convenience store with gas station, located at Miramar and Eastgate Mall. The convenience store sells beer and wine, requiring a CUP. No additional development or change in hours of operation is requested. Process 3. Vince Kattoula, Kattoula & Associates, presenting.**

- CN introduces the item. Vince Kattoula represents ownership of stars and stripes car wash and convenience store with gas station. Has car wash and detail along with a gas station, located at the Northeast Corner of Miramar and Eastgate mall. Convenience store sells beer requiring a conditional use permit. No development or change is requested with this use permit application. Typically, CUP are required for take away liquor, wine or beer. Purpose of expiration is to allow community to weigh in on poorly performing stores from a community standpoint.
- Vince Kattoula presented the request for a renewal of the CUP issued in 1999. SDPD has recommended approval for the renewal and there has been no alcohol related issues at this site at all.
- Questions:
  - AW: Understand there are underlying covenants on the property that the department of defense may hold that restrict certain types of uses. Does the covenant restrict the use of the site for the uses or the ways you have to operate the business?
    - Vince: The covenant is for a developmental covenant; we are required to notify the federal government of the application and have not heard from them.
- Motion to Approve as presented: Jon Arenz, Andy Wiese second.
  - *Motion passes unanimously. (Yes: 13. No: 0. Abstain:0.)*

**8. Information Item: City of San Diego Engineering & Capital Projects Department's citywide pipeline replacement program to replace the ageing infrastructure of the water distribution system and the sewer collection system. In Council District 1, specifically in the University City community, the E&CP Dept. currently has in design the AC Water & Sewer Group 1048. Alex Sleiman and Santiago Crespo, presenting.**

- CN introduces item
- Alex Sleiman, Deputy City Engineer, presents the capital improvement project coming into the area which is a water and sewer main replacement.

- Santiago Crespo who is the Project Manager to go into the details of the project. The project will replace approximately 3,205 LF of water mains with a 16-inch PVC along Genesee. The project will also replace approximately 11,960 LF of sewer mains with 8 inch and 12-inch PVC mains.
- Construction Timing is approximately 2 years 5 months. Starting February of 2023, completing July 2025.
- Questions:
  - Katie Rodolico: How does this fit Pure Water construction on Genesee?
    - Alex: Same construction management team, so we don't overlap construction at this location. Tentatively scheduled to start working in March 2023, but their schedule is much more fluid than ours. Setting up our contract in such a way that we will be in before them and Pure Water will come afterwards.
  - AW: How deep are the holes?
    - Santiago/Alex: Water Main on Genesee will be 5' to 7'. For sewer generally they are 9' but in some areas existing pipes are 20' deep.
  - AW: On any given block how long does construction take?
    - Alex: comment specifically on this project, but traditional we expect 200-500 feet per week. There are a lot of unknowns that exist under the streets.
  - AW: What is the proposal for water main replacement at end of Rose Canyon? What about Huggins way, one goes down very steep area?
    - Santiago/Alex: Just ends at the street, doesn't go into the canyon at all. That will rehab close to the train tracks and just doing rehab where a liner inside the pipe that extends the service life of the pipe without having to excavate it.
  - LB: Is this the beginning for replacement in all University?
    - We have another project west of Genesee; this is the first one in this specific area.
  - Katie Rodolico: Is the work similar where there were open trenches but they put plates down? It was disruptive but we were able to get in and out of the houses.
    - Sounds similar to the project, where we would have trenches and they would be plated. Residents would have ability to get in and out.
  - KMar: What about areas south of Governor? Have those already been replaced? Will this rotate around the neighborhood?
    - Alex: there are these two projects then there is a pipeline rehabilitation project but believe that is targeted West of Genesee South of Governor but that is only sewer main rehabilitation (5 years out) beyond that, don't have much information on new CIPs coming out.
  - Bill Beck: is there anything happening North of Nobel?

- Santiago: No.

**9. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited. The room at 10300 Campus Pointe Drive (our previous in-person venue) is available. A decision between zoom and in-person will have to be made. A hybrid meeting may be possible but there is no assurance of this. Chris Nielsen, presenting.**

- Room available, not certain a hybrid will be possible. In the meantime. Board can discuss and authorize one type of meeting or another:
  - Cheryl Stigall: It needs to be both even if the meeting has to be put off (comment specific to the Subcommittee meetings)
  - NR: Joined UCPG during pandemic, prior meetings when they were in person, it was only live no call in or video?
    - CN: Correct
  - Bill Beck: Will people attending the in-person meeting be asked to show identification of being vaccinated and be required to wear masks? The room gets crowded. I don't want to put my life in jeopardy. Do feel if we do something to make sure everyone is vaccinated, we need to do things to protect ourselves.
  - JA: Until we can ensure have a virtual component, need to keep it virtual, having both is great. Yesterday, was in close contact with someone with Covid, so to keep everyone safe this for the time being is still the way to do it.
    - CN this is why I don't decide this unilaterally and we need to discuss. It makes sense when you choose to go to an event, but in this case where it is somewhat required it is something to discuss. These are all valid points. Perhaps we ought to take a vote and decide where the board feels we are on this.
- CN: Motion to continue virtually in June and will discuss from there / 2<sup>nd</sup> Steve Pomerene.
  - *Motion passes unanimously. (Yes: 13. No: 0. Abstain:0.)*

**10. Action Item: Community Planning Group change proposals from Councilmember LaCava's office. Roger Cavanaugh will present the latest information on these proposals based on discussion at the last CPC meeting.**

- CN introduces the item RG to present on the item.
- RC on 26<sup>th</sup> CPC meeting, filled in for Chris. 2 items of particular importance:
  - One sent as board members an email with documents that outlined some of the issues on Planning Group Reform.
  - The other item of interest at CPC had to do with the Climate Action Program and City staff presented a new set of GHG regulations and Climate Consistency Regulations. They approved those 23-2-2. Did not



send information on that process since there is a lot of detail, may be better to digest the more important issue of planning group reform this evening and then look at Climate Action Program – it is significant and there is detail in the proposals that were approved and were some changes to how the City approaches Climate Action. Bottom line is we will be required to look more carefully about how projects comply or do not comply with Climate Action Goals – which are pretty demanding because overall goal is net zero carbon emissions GHG by 2025. Proposals were presented to Planning Commission on May 5<sup>th</sup> will provide a link to the YouTube recording, that summary is more digestible so will outline that on a follow up email. If you didn't get the email, please send the email to Chris or Andy and they will get that to RC.

- Planning Group reform based on idea there is limited representation of the community so built into the reform are several things that will hopefully open the planning group to more representation. Something that is a little problematic, because north of rose canyon is a lot of renters. Renters be represented according to their population which means a real change, since most are homeowners on the board. What I like about what Joe has done, there's flexible that we may not get a lot of representation from renters and make a good faith effort and we need to document that. Nothing provides any incentive to serve on the board and questions have been raised as to whether people will serve on the board because of the proposed changes including the membership qualifications for voting and sitting for office now no longer require any attendance. \$500 stipend not enough to run a website – city will post websites but wants to separate them from us for legal reasons so their support may be limited. Is this really a poison pill? Are developers pushing this? It is sort of a moot point for us since it requires that we function differently.
- Next Steps:
  - June 2022: Land Use and Housing Vote
  - July 2022: Council Hearing
  - Summer 2023: Deadline for CPGs to apply for recognition under the updated CP 600-24 by filing organizational documents
  - Winter/Spring 2023: city council to grant recognition under updated CP 600-24
- Discussion:
  - Bill Beck: If you require renters, what does that do to the makeup of the board. How many on the board? How many from each group? I could see the group becoming almost double in size:



- RC: total size somewhat flexible, representation needs to follow “a good faith effort” to recruit people who are renters. My personal experience is 9/10 people to become members are homeowners and renters know about the existence of the board and don’t care, there are exceptions of course. Joe seemed to suggest he knew what we were getting into and that we couldn’t force people to run for the board. So, we are in a bit of a bind, so if we document the effort and make the effort, we will have representation from renters but probably not in proportion to the role in the population.
- CN: Joe’s basic comment was we’ll know it when we see it. Which is not helpful when you want a set of rules to know if you’re meeting something or not meeting something. He wants to see the effort across the city to make an attempt to implement the rules and things will evolve over time.
- Diane Ahern: question about Brown Act, if all changes go through, will planning group still be held to the Brown Act?
  - RC: Yes, and the need for training remain at a higher bar.
  - Diane: UCCA does produce a newsletter but we are volunteers and do not follow the Brown Act, I don’t know if we UCCA can guarantee that we public information in a timely manner as required by the Brown Act, would hate to mess up something because we missed it in a timely manner.
  - CN: most important thing is the posting of agenda. City will host agenda posting on their website.
- Katie Rodolico: newsletter does not go widely in the North UC area, so not sure that is necessarily a perfect fit. Also, as UCCA member, paying member and those fees are not necessarily for UCPG items. So, they would have to manage that. Would the city post minutes? Agenda used to get posted in the library: will that still happen?
  - CN: Do not believe that is part of the proposal. The stipend given could contribute to the management. Posting in the library is probably good form, its not required because we are virtual but will probably go back to posting those proactively.
  - RC: Because we have to do outreach, we can look to other venues to post these agendas. Explore help from news media and planning district to see if we can find some people who are sensitive to our needs and willing to be part of the process to increase the reach of the planning group.
- AW: Does RC have recommendation for the board? They are requesting feedback from us, did you come with a set of recommendations as amendments?
  - RC: Yes:

- Size of the stipend, it won't work for a planning group in a low-income neighborhood to have a \$500 stipend. City will provide some venues so those planning groups don't have to rent facilities, but to run your own website, \$500 not going to do it. Ask for that to be fundamentally reconsidered
- Affirm the fact that indemnification is going to continue, free to act without looking over our shoulder about legal consequences.
- Issue of appeal continue to be free for planning groups. Or add to the stipend. Will be more important given the housing crisis being in conflict with those who want to build without taking community needs into account.
- Say to Joe and Council that we need flexibility in membership, we may not have the proportion of renters that we would like or the city would like to see. If we can vote in members to fill those places, that would be a win-win for everyone.
- Staffing: City will continue to staff with city officials but may not be able to do that all of the time. Having a city representative from council or planning department is really important. Recommend some city representation no matter what so we can have a more informed discussion.
- AW: Is this an action item?
  - CN: It is but we could turn this into a letter with meaningful suggestions.
- AW: willing to make a to include the recommendations from RC mentioned in a letter and maybe a few more:
  - City provides a stipend that allows these groups to function around the City and certain technical support for virtual meetings. Financial or technical
  - City to continue to host the minutes and agendas as a matter of transparency and record keeping.
  - Add that CPC be continued
- AW: in terms of bylaws, allocation of seats to private entities and institutions. Has that been addressed as part of the suggested changes? Or will writing of bylaws of membership of non-residents.
  - RC: this issue is touched upon but seems to be some discretion for planning groups to add those kinds of memberships
  - CN: does not make mention about allocation of seats in the community. It tells us what the City thinks we ought to have across the city but doesn't say business seats or anything like that – it is silent on that.

- AW: Fundraising and funding question: CPG will have to fund themselves. Costs for zoom meetings/hybrid meetings, will it include the capacity to take donations or raise money?
  - CN: believe is allowed under the current rules and should be continued under the future rules. No prohibitions.
  - RC: providing a free bank account to community groups, direction is to have an account that money is raised goes into the account.
  - AW: How much is in the account?
  - CN: We have a \$500 credit with the city. We spend money and get reimbursed.
- KMar: do think its important to maintain flexibility with renters, but think it is really important that we try. Hope the flexibility doesn't come in the form of lip service – there needs to be an effort to do that. Should represent everyone in the planning group area not just people who can afford to purchase homes. Need to have hybrid meetings, difficult for people with young children, people who have jobs. If we make an effort to diversify members of the boards, hybrid option is desirable.
- Debby Knight: think it's good to have to sign up with some deadline before the vote because trying to sign everyone up before signing up doesn't seem that onerous. Is there an attendance requirement for serving on the board?
  - CN: none
    - Debby: that seems odd to me that you've never attended and then you can run, seems rather bizarre. That is a hard and fast requirement under the new CPG regulations, you just have to assume it doesn't happen in a way that harms the operations of the CPG. Written partially to destroy planning groups, Joe has tried to corral them so they don't totally destroy planning groups? is there any mechanism to review if it destroys planning groups? Does anyone care besides Joe?
      - CN: It is uncharted territory; we are going to end up with something we just don't know what it is.
    - Debby: Will CPG continue? If multiple planning groups fall apart to be able to unite together would be a good resource.
      - CN: Yes
- AW Motion for Chair to draft letter with the following recommendations:
  - Increase size of the stipend
  - Affirm indemnification will continue
  - Appeals continue to be free for planning groups

- Provide for flexibility in membership following good faith effort
- Request City to continue to staff planning group with city staff
- Financial or technical support provided to support virtual meetings
- City to continue to host the minutes and agendas as a matter of transparency and record keeping.
- CPC be continued
- *Motion passes unanimously (Yes-11 No-0 Abstain -0)*
  - *Note: JS and RRW dropped off prior to the vote on this item.*

Other discussion:

- Bill Beck: question on status of Seritage project?
  - CN: No update
- CN: Update on Costa Verde. Will you be prepared to do info item in June?
  - SP: Would like to defer since the project is in the works. Will be on vacation in June, could schedule in July.

**11. Adjournment: Next Meeting will be on June 14, 2022, held via virtual meeting pursuant to Item 9 above.**

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

June 14, 2022

**Directors present**, directors absent

**Chris Nielsen (CN)** (Chair), **Roger Cavanaugh (RC)** (Vice Chair), **Neil de Ramos (NR)**, Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), **Jon Arenz (JA)**, **Amber Ter-Vrugt (ATV)**, Anu Delouri (AD), **Kristin Camper (KC)**, **Petr Krysl (PK)**, **Carol Uribe (CU)**, **Andrew Parlier (AP)**, Georgia Kayser (GK), **Karen Martien (KMar)**, Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), **Carey Algaze (CA)**, Steve Pomerence (SP), Sasha Treadup (ST), **Nancy Graham (NG-City of SD Planning)**.

**1. Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:05pm

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

- No additions/deletions to the agenda.
  - *Motion to approve passed without objection*

**3. Approval of Minutes: May 10, 2022.**

- JA – provided a few edits to the minutes to CN which have been incorporated
  - i. *Motion to approve passed without objection*

**4. Information Item: Slurry seal and bike lane repainting on Palmilla Dr. and Charmant Dr. No substantive changes in bike lanes, on-street parking, or reduction in vehicle lanes are proposed. Everett Hauser, Program Manager, Dept. of Transportation, City of SD, presenting.**

- Everette Houser, Program Manager, Department of Transportation provided a presentation on the Street Improvement and Slurry Seal Bundling Project:
  - Includes Slurry 2123 on Palmilla Drive and Charmant Drive.
  - The adopted 2013 Bicycle Master Plan has Class II and Class III bike lanes/routes. The proposed changes include bringing crosswalks up to standards, bicycle installation and associated striping with the city’s repaving program.
  - There are existing bike lanes on Palmilla. They will be increasing with a buffer making it wider for users. The striping plans provided at La Jolla Colony, includes “stop” markings and turn pockets. Lebon Drive will still have through lanes, bike lanes splitting the two and turn pockets. Example on Charmant Drive – street parking remains, existing red curb is repurposed to bike lanes.
  - No parking areas changed, just reorganization of the space to create the bike lanes to provide the space for users.

- Street safety is top priority around council districts with prioritizing resurfacing to ensure we have complete streets
  - CN: To confirm there is no reduction in lanes and no reduction on on-street parking?
    - Everett: There is no reduction in on-street parking but the travel lanes are repurposed for buffers. The City did an assessment and traffic is very low so there are no operational challenges anticipated.
  - Jeff Dosick
    - The two streets are low traffic streets but Tanner French along with Katie had an open house and talked about all the streets here. The only way – the safest way – to get to rose creek bike path is Decoco, Cargill and Arriba. Is it possible to get a bike boulevard here? At least some sharrows? Just to let traffic know that this is really a heavily used street? There is no room for bikes when there is oncoming car and a car behind you.
      - Everett: This is the existing designation. Green is used for shared routes with lower volume streets. There is also a community plan update’s plan.
        - Jeff: This route in all the presentations have not been in PowerPoints displayed to the community.
          - Everett: It should carry over from the bicycle master plan, will discuss with planning.
        - Jeff: The bike lanes are broken up in UC, but maps from the city bike lanes exist they don’t. What you show as a fully improved bike lane on that map has gaps. What’s the best way to address this?
          - Everette: We are the asset owner of the streets and we try to coordinate bike lane updates with every resurfacing opportunity as it

is the easiest way to make changes.

- JS:
  - Did a great job east of Regents, but the City did not pave Arriba between Regents and Palmilla correctly - that block is an absolute hazard and a mess and a lot of Doyle school bike traffic travels there. Problem appears to be, from a layperson perspective, is the amount of water dumped on the street at the intersection everyday and it sits there. They filled it up with some material a month and a half ago and it washed right out again. That block needs to be repaved. Also, there are a lot of accidents as drivers try to avoid obstacles in the road.
- IK:
  - In the bike master plan, there is a picture explaining the 3 types of accommodations and the class 3 drawing suggests the bike and car are together side by side in a single lane. I don't think that's completely accurate - a bicycle has right to be in the lane not shoved into the lane but should show the car behind the bicycle. Bike is supposed to be in the lane.
  - Wanted to know what is in store for Nobel drive?
  - Why is it safe or healthy to put bicycles on busy streets? Don't understand why. This idea of complete streets sounds good but it is not a good idea, nothing to do with bicycle safety or health. Its just stupid if there's an alternative. Don't have to put the bike lanes in the busiest roads.
  - Nobel Drive is really the best route because there high-density housing, UCSD shuttle goes that way, it would make good sense to make that parking and dedicate that for bicycles, don't think sharrows are appropriate in that setting.
- KMar:
  - Decoro is a major street. Cyclist use does not need to be on a major street for cars. There are 4 driveways to apartments, very few cars need to drive on that street. Wondered about making that ½ way between Genesee putting bollards across so cars can't go through but cyclists can or do what they did in Mira Mesa so there are bike lanes and only one car lane.

## 5. Announcements: Chairs Report and CPC Report:

- CN Chair's Report:
  - UCPG Community Outreach: Need to begin the process to broaden community participation and inclusion over the upcoming year. Roger/Anu will lead this discussion.
  - Regular CPC meeting on May 24<sup>th</sup> inconclusive election for chair. Did approve a signing of draft letter to land use and housing who will hear CPG proposal changes on Thursday. Appeals should be free for CPG, letter approved with minor change at CPC meeting last night.
- RC: CPC Report
  - Climate Action Plan. At April CPC the Community Action Plan (CAP) update package was presented by the planning department. Couple principles in there we need to think about: (1) Equity principle – pervasive in Mayor Gloria's thinking in how we should proceed (2) New set of regulations called consistency regulations, which is a new way of assessing that takes the equity principle into account.
  - Climate action plan review committee meeting weekly. Can see meeting times/agendas/minutes and make comments. Use this opportunity to educate yourself and provide feedback to make your wishes known. Don't think anything need to weigh in on as a board. Other area reviewed CEQA streamlined. At this point it is believed to apply to projects that must file CEQA documents.
    - JS: I haven't read this, but information that would be useful is: (1) How do you plant trees when you can't water them? What are the alternatives to that? (2) How much more residential development we can actually have? and I have a sense the greener the building, the higher the construction costs, the more gentrification there is, the less affordable you're constructing is. That is an equity problem. Need some more professional information.
      - RC: Suggests sending comments to climate action review committee
    - Debby Knight: It is interesting that this applies to projects that need CEQA as the City is trying to remove requirement for CEQA. All big projects may be allowed by-right now, which is another instance of the city saying one thing in terms of climate action but then it not bearing any fruit. Find it very questionable. Blueprint



San Diego will give the ability to develop by right in transit priority areas and beyond.

- RC: There are also CEQA streamlining if they meet CAP requirements. Point well taken regarding by-right development and suggest informing the review committee of tension of abiding by CEQA and not having to comply.

## 6. Presentations

### MCAS Miramar: Colonel Thomas Bedell:

- Thomas Bedell: Commanding officer at Miramar for 11 months. Provide the group with a strategic overview for what is Miramar.
- At Miramar, they provide all facilities that operating units need to live work and maintain aircraft to be able to deploy.
- Training being done at this facility is in support of those forces.
- Marine corps is going through a modernization. “Force Design 2030” is anchored on modernization of the force/equipment and taking a visionary look at talent and management. Looking at commercial best practices for how we identify talent, applying roles, and assigning them into the organization.
- From an environmentalist perspective, we are looking at energy resilience and innovation as it relates to the larger issues of climate change. There is a power plant onsite – Miramar microgrid – based on diesel and natural gas. In partnership with San Diego and land fill they get electricity from reclaimed methane from that landfill. In the event of a power interruption, they can run all critical infrastructure and entire base. Provides the ability to be open and accept aid and stationary support to local community in the event of a disruption of services. During dry summer can use their power to relieve pressure on electrical grid and prevent blackouts
- Facility has been here since 1940, 220 aircrafts based here, 10K marines/sailors 20% deployed at any time. 524 homes and 3800 barracks rooms on base. Ability to get to and train offshore in large airspace training ranges is extremely important. Have 40 restricted use easements doing what they can to minimize impact on residential areas.
  - CN: Notes that it has been pretty noisy lately

- AP: Question regarding the microgrid integration with San Diego community power plan - how does your microgrid integration interface with the new plan
  - Bedell: Over the next 3 years, methane- and solar-based energy will be 35-40% renewables. Very interested in continuing along with Cal energy commission in pursuing ever greater use of renewables. Trying to get battery storage aboard the installation allowing greater use of solar. We have 1.5 megawatts of solar and room for more there. Next 3-5 years primary way will be pursuing some sort of partnership through Cal energy commission with battery storage in the base. Also, providing EV and EV charging infrastructure.
    - AP: Given your energy needs different from city, in terms of security and operational capacity. What is the highest integration they can support? Timeline or plans to implement?
      - Bedell: Invite you to come to the airshow as we will have an innovation portion to explore with public/private partners. We are considering expanding the amount of energy using from the landfill. Have 3.6 megawatts and are in negotiations to expand that by a third, allowing us to get to 75-80% renewable in the short near term 3-year horizon. Our needs are not unique other than they need to be resilient and reliable.
- Matty: In last 2 months, despite providing comments on this previously, haven't noticed much change. Thank you for your appearances in public, appreciate it. Still have lots of flight violations, departing way south of the SeaWorld departure corridor. Going almost 400 knots. There are speed limits in the departure corridors beyond the additional noise this speed is making. Ospreys have exercises as late as 11pm and midnight. Its noisy and unhealthy.
- Lil Nover – Sorrento Valley since 1994, lives in the flight path area and they have been flying so late at night. Helicopters are so low it's scary. We were there when the jet crashed into the home off of Huggins Dr, it's very scary especially with the two

recent aircraft crashes, one day I timed it every 10 minutes between jets, helicopters, and Osprey helicopters at 11pm. We were told they don't fly on the weekend but there were a few jets on Sunday. Don't understand why they're not honoring those flight paths. I'm scared I won't wake up.

- Bedell: We are committed to a noted improvement in the noise you are experiencing to the maximum extent we can control that. There are a few initiatives underway. We have partnered with UCSD to do research and pilot project on how to have a better facing public interface. Seawolf departure and how flying through that corridor there are definite process improvement to ensure as little impact as possible to UC. Folks flying not just within the corridor – the corridor is wide and are times where you will have overflight over residential in that corridor, potential to refine impact noise. They have had increased operation as noted, had a few two-week exercises with as many as 50 visiting aircrafts off the coast. Increased density of operation is obviously noted. Interacting with the visiting units, they operate in accordance with how they should. Ongoing conversation and ongoing effort.
- GK: Thanks for being here and taking our questions. Live in university city, live close to Miramar, why we must we have flights going at 11pm?
  - Bedell: Broadly, we have to train at night. Aviation challenges become exponentially harder at night so to operate in that environment, we have to train in that environment. Do not fly on Saturday, most of the time, have a 4-hour cross country recovery window during the day. We do fly at night but we do not do more operations than required at night.

**Councilmember Joe LaCava: Kaitlyn Willoughby**

- Java with LaCava at UC at Stanley Park June 25<sup>th</sup> 9-11 am. Registration not required but encouraged.
- Offices getting a lot of inquiries about the Protect Act so wanted to clarify there is no working draft of the Protect Act, no council/committee date at the moment.

- Working with Diane Ahern to increase the banner district in University City, no update yet.

**Membership Report: Anu Delouri**

- RC gave the report in AD's absence.
- Anu is taking the lead in membership outreach, seeing if they confirm the roll to ensure it is accurate for reporting and for certification process.
- The new reform proposal will require we go before City Council for review of compliance and verify that we have made outreach efforts in good faith to have a more representative board. Critics point to having more representation from renters in the community, but it is hard to get them to participate.
- Immediate thing to do is to start making initiatives that show and are practically effective in opening up the board to greater representation – i.e., advertise ourselves in a marketing campaign. On 4<sup>th</sup> of July UCPG will have a booth to share what we do and we will need to staff the booth.

**Plan Update Subcommittee: Andy Wiese, Chair**

- CN/Katie Rodolico gave report in AW absence:
- Next Tuesday is the Community Plan Update Subcommittee meeting. Will be discussing incentives and community benefits.
- The meeting format will be a zoom meeting with breakout rooms. Each member of the subcommittee will lead a subgroup, discuss what they want to see in the plan update for community benefits. Leaders report back to the main group. Specifically designed to get the community input what community would like to see in exchange for density increases.
  - JS: Information ahead of time is useful, we will have no preparation time to consider these proposals ahead of time. Request that the City in the agenda tell us what this is about.
    - CN: The City emailed a subcommittee discussion guide - list of incentives and community can mark up and say yes/no, this will be sent out as soon as possible.
  - RRW: To note, the CPU last meeting, had 450 attendees, amazingly 101 pages of chat notes that were included, pretty extraordinary, quite an unusual interest level.

**Mayor Todd Gloria: Matthew Griffith**

- Matt Griffith: Echo the comments from Kaitlyn regarding the Protect Act that has come up in various city meetings. There is not one
- The mayor has approved the budget which is now being signed into law. It is a win for San Diego as it will tackle issues and we see it as a 'ready to rebuild' budget.

- Parks and Rec is being added to the “Get It Done” app in the next few months, pa
- Employee and empower program– received a grant from the state to employ those 16-30 years of age

**Assembly Member Chris Ward: Ansermio Estrada**

- Ansermio Estrada: Goes by AJ – is the District Director, filling in for Rachel who moved onto congresswoman Jacobs’s office.
- At the end of last month, all bills Ward had been championing (18) have made it out of the assembly and making way through the senate and vice versa.

**UC San Diego: Anu Delouri**

- CN provided updated for AD that 8,300 students graduated as part of this years’ commencement ceremonies.

**CIP Subcommittee: Georgia Kayser**

- GK had CIP meeting on June 9<sup>th</sup> to discuss Governor/Genesee safer crossing. Discussed financially feasible ideas and listed a few of the intersection issues focusing on safety. Out of that meeting, came up with intersection issues and suggestions for community at the intersection. Few items planning to go to traffic engineer and look through that list and focus on what’s feasible and what they might consider. If anyone wants to be part of this discussion, please email me. Happy to have others if interested in this issue. One idea would improve safety and financially feasible – no right on red tied to crossing when button pushed. Need to talk to engineer but would improve safety for pedestrians/middle schoolers.

**7. Public Comment: Non-Agenda Items (2-minute limit).**

- Tommy Hough: Thank you for your support over course of primary season, great seeing many of you at the high school last month, had a good discussion. UC had a lot to do with our results, appreciative and aware of that. Had a few events in the community, answered a lot of questions, looking forward to joining on the 4<sup>th</sup> of July. Contact information in the chat and website is tommyhough.com.
- Diane Ahern: Diane Ahern from University City Community Association with two quick announcements:
  - 1. The June newsletter is filled with local news you won't find anywhere else. The cover story features the Community Plan Update Subcommittee meeting with continuing coverage inside.

This issue also highlights the return of the UC Celebration on the 4th of July at Standley Park. The UC Celebration is a community favorite that features a 5K fun-run, breakfast, bike, and pet parade, with music, community and vendor booths, a beer garden, lots of field games and kid activities and even a snow-in-July play area for the kids. Some of the UC Celebration special guests include councilmember Joe LaCava, the Fire Department, and potentially the University Community Planning Group. We look forward to seeing you there.

- 2. I'd like to give a shout out to both Chris Nielsen and Katie Rodolico who, every month, provide us with updated information about UCPG and CPUS. Thank you to them and to all our newsletter community contributors. UCCA could not produce the print newsletter without the contributions of many volunteers throughout our University City community.
  - If you don't have access to the print newsletter, no worries. It is posted on the universitycitynews.org website at <https://www.universitycitynews.org/ucca-newsletter-archives/>. For your convenience, I will put the link in the chat. I look forward to seeing you at Standley Park on the 4th of July.
  - Laurie Phillips: When city presents proposals for concessions for increased density, to be honest, it is as important or more important, to see clear plans for the City for mitigating problems that follow increased density, traffic, homelessness and crime. Like to see the city's proposals for preventing those impacts to the community.
  - Linda Bernstein: Help Save UC.org were instrumental in getting the city to change the aggressive plan to up-zone 950 homes in university city, very strong in canvassing and campaign to get 450 people to come to the public hearing. We are just getting started, this is not nearly done, have a lot of work to do and will also have a booth at the 4<sup>th</sup> of July and have an informational booth. Meeting next week may be low participation because so many people traveling. Agenda items if it really benefits the whole community and that they benefit 92122.
- 8. Action Item: Community outreach. Discussion of ways and means for community outreach by the UCPG. Authorize spending \$65 for a booth at the UCCA July 4<sup>th</sup> Celebration at Standley Park. Call for volunteers to promote the UCPG and Plan Update at the 4<sup>th</sup> Celebration and going forward. Roger Cavanaugh, Anu Delouri, and Chris Nielsen, presenting.**

- RC: Already discussed membership goals to be more diversified in their membership so representing all stakeholders in the community. Discussion really pointed towards action item for authorization to spend \$65 to spend to have space for a booth on 4<sup>th</sup> of July
- Also, would like to have the board authorize to set up a membership subcommittee with Anu as the head of the commitment, involved on outreach.
- Try to reach renters go through the HOAs but condo association may not give that contact information.
- Reform also suggested appropriate business representatives – in past have had developers have big impact on community, don't have many small business representatives, might be a stretch but something we can do. If anyone is a member of a business organization that have access to colleagues that own businesses in the districts or member of fraternal organization where we could show up to talk to people and inform them of what we do/who we are.
- CN had a brilliant idea to separate out the minimal stipend to start up budget, to present to the city.
  - JS: Great ideas presented. Think subcommittee to work on this is a good idea. Outreach beneficial to go to residents and businesses. HOA board tend to have a practice for its management company not to communicate with the renters. Recommend clarifying what the UCPG is and what it isn't and there is a need to be careful that the UCPG booth not be political or associated with other groups but represents UCPG distinguish who we are.
    - *JS: Motion to approve / 2<sup>nd</sup> CU*
    - *Motion passes yes 13 – no 0 – abstain*
      - *(Note: IK and PK left meeting prior to vote)*
- CN: HOAs and renters – north UC – there are fairly high participation of renters in HOA in one condo complex or another.
- Bill Beck: renaissance is unique – individual owned and may rent it out. There are two apartments – both have only renters that's the only place in renaissance that maybe find someone interested in the board.
- Laurie Phillips: management companies for HOA do have lists of all residents on the property – can tell a portion who would be tenants.

There is also a call for volunteers to staff the booth on July 4<sup>th</sup> 10-4 – talk to RC or send CN an email.

**9. Action Item: Discussion and possible adoption of the 2021-2022 UCPG Annual Report. Chris Nielsen, presenting.**

- CN deferring this item to next month. Typically includes a copy of the meeting minutes, copies of any letters we have sent, provide a copy of rosters and draft a summary.

**10. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited. Chris Nielsen, presenting.**

- Motion to continue with Zoom: AP/ 2<sup>nd</sup> ST
  - *Motion carries without objection.*

**11. Adjournment Next Meeting will be on July 12, 2022 via zoom**

**UNIVERSITY COMMUNITY PLANNING GROUP**

Meeting Minutes  
Virtual Meeting Via Zoom  
July 12, 2022

**Directors present, directors absent**

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA), Steve Pomeranke (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

- 1. Call the Meeting to Order: Chris Nielsen, Chair, at 6:05pm**
  
- 2. Agenda: Call for additions / deletions: Adoption.**
  - Item 9 (PRJ-1051319 DISH Wireless) will present at the next meeting.
    - *Motion to approve passed without objection*
  
- 3. Approval of Minutes: June 14, 2022.**
  - No changes to minutes.
    - i. *Motion to approve passed without objection*



#### 4. Announcements: Chair's Report and CPC Report

##### a. CN: Chair's Report:

- i. UCPG, in conjunction with the University Community Plan Update Subcommittee, had a booth at the July 4<sup>th</sup> Celebration. Thank RC, Dinesh Martien and KM, and Katie Rodolico who spoke with community members and signed up almost 40 new members. This is an example of the kind of community outreach we can do when we have events and participate in those events - we can sign up new people.

##### b. RC: CPC Report

- i. CPC has been in process of negotiating through planning group reform. Some folks in city administration dumped the CPC recommendations and wanted to go back to the drawing board which caused some consternation. The chairs got together and reaffirmed the importance of the agreement that had previously been made. It looks like we are on track with our recommendations, except for one issue, regarding fees paid for appeals or no fees for appeals.
- ii. Two candidates tied for chair of CPC and that tie was a division between Barry Schultz and Andrea Schlageter. Barry was appointed as National City's City Attorney and withdrew. Andrea, chair of the OB Planning Group, was selected as CPC Chair. She seems like a moderate person who could fairly adjudicate and run those meetings. No need to worry that she's not experienced. Maybe a younger voice would be very stimulating for the discussions. Good position to see most of what we want accomplished.
- iii. CN: Worked with Andrea in past, been positive contributor to CPC so expect good things from her.

#### 5. Presentations:

##### Councilmember Joe LaCava: Kaitlyn Willoughby

- CN: This will be Kaitlyn's last meeting, going to Georgetown. Expressed appreciation for her very hard work.
- Kaitlyn:
  - Introducing Chrissy Chan who will take over all constituent inquiries except UCSD and Plan Update which will be Kathleen Ferrier's responsibility.
  - Meeting Friday regarding expanding the Banner district for UCCA

- Looking for new areas for curbside pick-up for environmental services
- Lakewood/Governor light is fully funded/approved, waiting to get a shipment in. At a meeting, which is expected July 29<sup>th</sup>, I will schedule something for the Councilmember to flip the switch and will invite you all.
- Protect Act: not drafted, not sent to committee, no council date, will let you know when that is. There is no update on that.

**Membership Report: Anu Delouri**

- AD: If you are attending the meeting for the first time and are not familiar with UCPG, UCPG is the officially recognized organized community organization, representing both north and south University and it provides recommendations to the city on land use, development, and related issues. This group is an advisory body, provides advice to city officials and decision makers. Meetings are held 2<sup>nd</sup> Tuesday of each month beginning at 6pm and are currently held via zoom until further notice. No cost to be a member, just send Anu/Chris an email. Thank you for attending tonight.

**Plan Update Subcommittee: Andy Wiese, Chair**

- AW:
  - The UCPG bases much of its work on the community plan and the University community plan is rather old, it was passed in 1987 and has been amended 17 or 18 times in the years since. In the last 3-4 years, we have been in a community plan update process to reflect the conditions of today and update for the next 30 years. The group has been meeting monthly for 3.5 years on the third Tuesday of every month. Last month, we had a very productive discussion of community benefits/incentives zoning with questions from the community, the process, and expectations for community. Questions about proposed land use scenarios, commercial square footage, number of housing units, and specific elements of land use scenarios. City then provided a presentation on one approach to revisiting the land use scenarios described as community benefit/incentive zoning – under that process, community benefits would be offered in exchanged for increase intensity or bonuses in density. Community benefits would flow back to the community for granting increases in density/development. Then, there were breakout session discussing potential community benefits and their perspective on those and reported back to the main group. The city

is working on questions asked of them and the numbers and basis for those numbers. City would like to have a more solid quantitative basis for proposal they have made and would like to cancel next week's meeting and push our schedule back a month. NG can elaborate

- NG: Had meeting with AW/CN. They are aware the community has a lot of questions and have put together very detailed list of questions to answer. In looking at where we're at in the process, and given it's summer, which is a harder time for engagement, we decided to take a pause in July/August to let staff do work and present detailed information in September.
  - Katie Rodolico: As a member of the subcommittee, attending for 3 years, any idea how long this process would go on for? Was looking forward to the meeting to start looking for progress and look towards EIR. Can you give us a higher overview of expected date?
    - NG: The intention is not to have a dramatic change to the schedule. Still maintain the goal to have plan out in the fall, which we will then go to the community to get feedback/comment on that draft which is a couple of month process to revise. Still looking to have plan in first half of 2023.
      - Katie: If you're not cancelling the meeting, but keeping the schedule, very concerned city will come to that group but will not have time to review/discuss and have counter arguments for if we don't change the deadline. You have to have 2 choices for EIR, one city proposes and one community purposes, and if we don't have second plan proposed it won't get studied in the EIR.
        - NG: If the community wants to propose, it will be studied and it may take a little more time. Not trying to circumvent anything in the process, but to let staff be prepared to work better with you.
- Katie: Can you commit that CPUS subcommittee will have opportunity to propose an alternative land use plan and

have it studied in the EIR? That we won't go to the EIR until the group having had a chance to meet, discuss and refine the EIR?

- NG: Yes, we can do that, it won't be a problem.
- Bill Beck: Echo what Katie said. Haven't talked about North UC. We skip over it, it has to be done, amount of time we've spent is insufficient.
- KM: How is this plan ultimately going to interact with state density bonus law which allows developers to build above and beyond if they meet certain conditions? If we can agree on density levels, if developer includes enough affordable housing, they can build up to double zoned density.

**Senator Toni Atkins: Cole Reed**

- Cole Reed: State budget signed by Governor on June 30<sup>th</sup>. Local wins by Atkins include \$1.9M allocation to expansion of South UC Library, \$300M towards SANDAG efforts to relocate rail away from Del Mar Bluffs, \$22M towards local park improvements, \$10M to upgrade maritime museum redevelopment, and \$2M at Camino de la Costa viewpoint in La Jolla. \$128B in K - 12 education which is about \$22K/pupil, \$39B towards climate resilience /clean energy. \$47B towards infrastructure to zero emission vehicles, \$17B towards relief towards taxpayers facing inflation, \$3.4B to continue to address homelessness including behavioral health and encampment clean up grant. State reserves expanded to \$37.2B for future economic downturn.

**UC San Diego: Anu Delouri**

- AD: Exciting announcement regarding UCSD's Birch Aquarium at Scripps - today UCSD had ribbon cutting at the aquarium welcoming the little blue penguin exhibit which includes 15 penguins that have come from Australia who like our San Diego weather and are very cute. Also, celebrating the inaugural line up of performances of the open-air amphitheater next to the UCSD Blue Line Trolley Station.
  - AW: Chancellor has proposed in public to house 100% of students on campus, but UCSD Long Range Plan is only planning to house 65%. There is a bill in assembly (AB1602) that would propose to provide a large amount of state credit to make it possible to construct that housing. Can Cole provide an update on senator's support for the proposal?

- Cole: Senator won't give a public support/opposition until she gets a chance to vote on it. If the measure survived, it would be in the senate.
- AD: We received \$100M in state funding for new student housing, you may be referring to a different bill but that was received. The new long-range plan ups the goal to 65% on campus. If we embark to update to long range development plan, further considerations.
  - AW: To Cole, UCSD growth in last 10 years responsible for 25% of the total growth of San Diego. Urge Senator to support this bill. There is no more direct way to address the housing affordability crisis than state providing housing on land it owns to house all of its students and some of its faculty.

**CIP Subcommittee: Georgia Kayser**

- GK had a meeting regarding safe crossing on Genesee and Governor Drive, created a list of intersection issues and challenges, created list of suggestions at the intersection. Next step is to meet with City Traffic Engineers in the next week or two to discuss some of the issues and potential suggestions to get their thoughts and suggestions. KM has also been helping with this.
  - IK: Thank you for working on this important matter, are bicycle issues be considered?
    - GK: Yes, we do have a few ideas, the goal is to keep the list somewhat short, so we get a few things accomplished. Our list has a few things to be done easily/quickly and a few are longer term.

**6. Public Comment: Non-Agenda Items (2-minute limit).**

- Edward McDaid: Has copy of SB9, seems there was an inconsistency between requirements of SB9 and copy of the plan that calls for medium density along Governor Drive. Gives local authorities ministerial authority to call out subregions of South UC. Does it give them the authority to specify those are the only regions where medium density can be put in? Does SB 9 give the City of San Diego give the discretionary authority?
  - CN: Believe that is out of date. That is a question for the community planner.

- Jeff Dosick: Last month at the June 14<sup>th</sup> meeting, City representative put up a map of a slurry seal and future bike lanes. In a small section where it shows existing bike lanes in the UC map. But they removed the bike lanes for the explosion of cars and traffic. These maps show existing bike lanes which do not exist. All the city maps that get talked about show bike lanes that don't exist anymore and the master plan and city maps are not updated to reflect that.
- Diane Ahern UCCA:
  - UCCA will host a public meeting tomorrow at 6pm via zoom, all are invited. Why do we host public meetings? It is part of our mission to provide a forum, where the interest of our community and residents may be expressed and contribution may be made to the protection of life and property in the community.
  - Have you seen the new outdoor art museum at Standley Park called "Tribute to *Paleteros*"? It celebrates the vendors that sell frozen ice pop treats on a stick. Saturday July 16<sup>th</sup>, parkgoers have opportunity to explore 9 parks during parks social exploration day including Standley Park and to meet the artist, Roberto Salas from noon – 3pm.
  - Thank you for those of you who showed up to the UC Celebration.

**7. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited.**

- CN: we are required by state law to vote on monthly basis to vote for next meeting to be held virtually and need to cite public health reason for making this choice. The rise of increase of COVID makes the case pretty clear.
  - *Motion to hold next UCPG meeting virtually, CN, second by SP.*
    - *Motion passes without objection.*

**8. Action Item: Membership outreach. Formation of a subcommittee for membership outreach. Discussion of ways and means for membership outreach. Roger Cavanaugh, presenting.**

- RC: 3<sup>rd</sup> term as residential rep for District 3 and current Vice Chair. Have been involved in membership for quite a while. This is a political process and there is a push from big players involved in development to have less feedback for the community. So, we will meet the legal requirements for membership, but in the background, we need to think about the ability for the board to review projects as it comes down to whether we are perceived to have the voice of the community and votes behind us. Suggest everyone as part of the board get behind this process, we need goals and structures to do this. I think this is a topic that needs the structure of a subcommittee that operates along district lines, and everyone is involved from each district to coordinate the districts. They can meet among themselves and how to apportion out some of the outreach. Business reps may outline the businesses they will contact. Use contacts from various organizations, small businesses, residents, renters, etc.
  - Bill Beck: Board is made up of 21 members, with this new proposal, is there a cap on how many members they will be? Will they all be voting members?
    - CN: The CPG reform proposal does not specify the construction of the board, but it has some suggestions and asks for board to reasonably engage with the community and try to get renters on the board, for example.
    - RC Plan update is maturing and we can appeal to people's interest in what the area will look like in the future and have a statement about the plan update so people have extra incentive to be involved. It is a powerful incentive.
    - KM: Are the districts relatively balanced in terms of the people who live in each of them?
      - CN: Generally, yes.
    - RC: Proposing to work along district lines but if you have a connection, we encourage you to utilize those and connection takes precedence over the boundary.
    - CN: We actively seek more business members, particularly the small business community. Also, working with the trade associations.
    - RC: I will write those who I has known have served on the board and termed out and they may have connections/willingness to help.

**9. Action Item: PRJ-1051319 DISH Wireless SDSAN00474C, located at 8800 Lombard Place. Applicant is requesting a CPG recommendation for a Neighborhood Use Permit for the project. Mercedes Thatcher, Stand8, presenting.**

- Item moved to next meeting.

**10. Action item: PTS-0698115 – Type 21 off-sale alcohol Conditional Use Permit, proposed at an existing convenience store located at 4150 Regents Park Row in the Regents Marketplace Shopping Mall. Kimberly Kantrud, Atlantis Group, presenting.**

- Kimberly Kantrud from Atlantis Group, co-presenting with Steve Abbo, the owner and operator of market.
  - Requesting CUP for Type 21 off sale alcohol sale, to add to existing UTC Market Convenience Store at 4150 Regents Park Road. Store is on the ground floor, zoned CN-1-2, market is 1,645 sf. Hope to add alcohol sales to the list of conveniences sold at this market.
- Q&A:
  - JS: Do you get input from the other businesses within the shopping center. Has anyone complained? If you get this permit, does it allow them to enjoy outside the building? I Wonder if liquor will make parking more of a problem.
    - Kimberly: Not formally obtained input, but they are all provided with a notice of the application, we have not received comments. The license is for off-site enjoyment, not on-site.
    - Steve Abbo, the store's owner/operator: The parking has always been a problem, the majority of sales for alcohol would be around the evening time when a lot of those business close and there would be parking. Open past 9 o'clock. Doing validation parking as well.
      - JS: Validation doesn't solve the problem of finding a spot in the lot. It's a problem and I appreciate the hours that may be later in the day. The parking is a detraction and causes people not to go there.
  - AW: What are the hours of alcohol sales? Are there other shops selling alcohol in the plaza? Recommendation to go along with



motion, related to crossing regents. One concern is there could be significant traffic across Regents of who might already had some beer and go out late. What is the crossing there today? And put it in NG's hands to put into the plan update for safe pedestrian crossing there.

- Steve Abbo: Current hours open until 11, asking to extend until midnight. Most other stores sell alcohol until 2am. The alcohol and beverage control and police department recommendation came up with recommendation to sell until midnight. Area shuts down a lot sooner. I think just Regent's Pizza and another Mediterranean restaurant sell beer and wine only.
- AP: intersection is protected, very easy to get over, very safe as a pedestrian; never had any issues.
- IK: What kind of bike parking is in the area? Great to reduce the number of cars.
  - Steve: Great idea to bring up to the management company since there is a courtyard there. Don't mind investing since those are his customers
- CU: Don't see how adding alcohol to the other products they sell would make much difference, looks like a cute little store.
- LB: 1600 sf market, were you saying you would sell wine and beer or other liquor? Why does the police support liquor store to be open to 12 or 1pm?
  - Steve: Liquor/beer/wine. Put shelving in near the window so maybe 25% of the selling space? The police department is already in support of decision.
  - Ben McCurry SDPD: Work in vice and permits and licensing, looks at CUPs and off sale for the City. One of the things we look at is if it's a high crime rate in the federal census tract. The other portion is the concentration level of other locations selling alcohol. Recommended to approve and recommended hours from 8a-12 midnight because it is a high-density residential area. Asked for no liquor smaller than 375 ml to be sold, so it must be ½ bottle or larger.

- *Motion: AW to recommend approval as presented. Second by AP.*
  - *Passes: Yes-10, No-0, Abstain-1 – LB feels hours too late, would approve at 11pm.*

**11. Action Item: Los Peñasquitos Lagoon Restoration Project, Phase 1. Located at 11606 Sorrento Valley Road, smaller portion of the project boundaries will be located within the University community plan limits. The scope of work includes upstream floodplain enhancements, freshwater and fine-grained sediment conveyance improvements, and restoration of 51 acres of non-native ryegrass to salt marsh habitat in the downstream portion of the Lagoon. The project is currently at the 60% design and permitting phase. Design is expected to be completed in December 2023 and construction is anticipated to begin in Fall 2024. Process CIP/Public Project-2. Ronak Rekani, Senior Civil Engineer, Nenad Damjanovic, Associate Engineer-Civil, David Pohl, Consultant firm Burns & McDonnell, and Mike Hastings, Los Peñasquitos Lagoon Foundation, presenting.**

- CN: Restoration of the Los Penasquitos Lagoon.
- Presentation:
  - Ronak Rekani: Project manager from City of SD from engineering and capital projects presenting on the 1<sup>st</sup> phase of the lagoon restoration project. City of SD: Nenad, David Pohl is the contractor and Mike Hastings – executive director of Los Penasquitos Lagoon Foundation. Small overlap that includes University Community planning area.
  - Mike: Last time were here, went over history of lagoon to manage system. Looking into the key drivers of loss of salt marsh habitat, the importance of preserving what we have, and improving public access. Enhancement plans work like a business model for a group like ours, look at feasibility studies and figure out what works best. The enhancement plan serves as a framework to guide the recovery

and preservation of native habitats that support special status and sensitive species.

- Selected the Freshwater Management & Focused Grading for Phased Restoration of Historic Salt Marsh.
  - Phasing would be the best approach since these projects take time and are very expensive.
  - Generally, includes flood plain improvements, riparian enhancements, salt marsh restoration/recovery.
- David: Key benefits to the community include improved protection for businesses and roadways in Sorrento Valley from flooding and mud flows following rain events, Restores and preserves open space that contain rare and sensitive habitats native to the lagoon, enhanced public access, stormwater outfall improvements to reduce trash and debris and eliminate ponded water which is a mosquito breeding habitat.
- David: What is the city asking for? Vote on moving project forward to start Site Development Permit and getting input from board/groups to inform design.
- Mike: Provided historic overview of historic salt marsh
- David: Project has 3 categories: sediment management, flood management, and restoration.
  - Timing: design package for bidding completed by end of 2023, construction to begin fall 2024, phase 1 2024-2028, adaptive management period beginning in 2028 for 5-year period.
  - Future opportunities to provide input: CEQA document, Design updates and information, permit process.
- Q&A:
  - CN: how would the city like the city feedback on this project? As part of the recommendation as an added document?
    - Get feedback from the group and submit questions in writing to Nenad and Roni.
  - Debby Knight: Thank everyone from city and lagoon foundation it's a really very wonderful and exciting project. There are major upstream issues that would affect the success of this restoration. If we could get emails to provide comments on that. Parking lots landscaped with invasives – just one example – try to remove those and how important it will be to control those that are next to the stream channel.

- Andrew Barton: Question about monitoring -what aquatic and terrestrial monitoring are required? Project ecosystem outcomes?
  - Response: Team of biologists from different firms. Previous surveys have been done and required as part of permitting process. Wrapping up those surveys which have mitigation requirement. We can come back and do presentation on those. Also have Technical Advisory Committee advising. Will provide biologist information.
- IK: Thank you Andrew Barton for requesting that data. Stellar team that you have advising. Where's the funding coming from? Are you going to monitor carbon sequestration?
  - Response: Project funded by Stormwater Department, general fund, and will also apply for loans and other funding. Cost share between co-permittees including various cities and county of San Diego. Carbon sequestration – the Technical Advisory Committee can examine.
- AW: Clarify what the floodway modifications will entail? Are you designing the floodway for animal movement? Area is a recognized MSCP wildlife corridor. Be sure floodway modifications do not cut but rather enhance this link. Why stop where you're stopping? Without treating upstream conditions of the flood channel (invasives, pollutants, accelerated flows) the downstream project may be compromised. What species are we talking about? Trails? And what are human impacts of improved trail and new access road on these sensitive species? Does it include recreational ecology as part of the monitoring? Stormwater outflows? Access road?
  - Provided detailed responses to all questions.
- JS: is there further restoration moving West into the reserve?
  - Project goes well into the reserve, don't have any large-scale projects further west. A piece is competing with everyone else for grant money.
- Debby Knight: You mentioned the earlier studies, can we request those?
  - Response: If the lagoon foundation produced them. Mike: yes, he does have them.
- Motion to Approve with Conditions by AW to include (1) recommendation for project scope to be expanded to incorporate whole concrete floodway channel south of I-5 to end of concrete area behind Roselle Street (2) flood way redesign should be done with wildlife movement in mind ranging from insects to larger mammals including hoofed ones and (3) required

monitoring of lagoon enhancement project should include recreational ecology studies of additional impacts / JS second:

- AP: Are we allowed to vote to approve without the conditions. Would you accept votes to approve without the 3 conditions?
  - AW: No, it needs to be approved with conditions.
    - *Motion carries: Yes-10, No-0, Abstain-1 - AP: abstain with reasoning that I don't understand the full impacts and political expediency of the added conditions.*

**12. Adjournment: Next Meeting will be on August 9, 2022, via zoom.**

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Virtual Meeting Via Zoom  
August 9, 2022

**Directors present**, directors absent

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair),** Neil de Ramos (NR), **Joann Selleck (JS), Isabelle Kay (IK),** Rebecca Robinson (RRW), **Jon Arenz (JA),** Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), **Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW),** Linda Bernstein (LB), **Fay Arvin (FA), Carey Algaze (CA), Steve Pomerence (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

2. **Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:04pm
  
2. **Agenda: Call for additions / deletions: Adoption.**
  - *Motion to approve by FA, passed without objection*
  
3. **Approval of Minutes: July 12, 2022.**
  - CN and AW made changes to the meeting minutes via email.
    - i. *Approved without objection, PK abstain as he was absent.*
  
4. **Announcements: Chair's Report and CPC Report**
  - a. CN: Chair's Report:
    - i. The CPC met on July 26<sup>th</sup> and formed 2 subcommittees: (1) to study proposal for affordable housing, chaired by Howard Wayne of Chula Vista (former assembly member) and (2) to study the 51 amendments proposed by land use code update, chaired by Nicholas Reed of Belmont. CN is participating on land use code update subcommittee. There will be no CPC meeting in August.
    - ii. AW and CN gave a presentation to the La Jolla Planning Association meeting on the University Community Plan Update. Heard concerns from planning association regarding possible changes to research and medical facilities in north Torrey Pines area (particularly medical) and regarding proposed changes to land use along Gilman corridor, east of I-5. Both of these areas in our plan border the La Jolla Planning Area.
    - iii. No CIP update as we will hear action item 10 regarding CIP.
    - iv. Chris Ward is scheduled for the October UCPG meeting.
    - v. No update on Costa Verde.

- vi. CN will send presentation request from Alexandria on project status.
- vii. Seritage is liquidating and selling its property at the east end of UTC.

## 5. Presentations:

### Councilmember Joe LaCava: Chrissy Chan

- Chrissy:
  - Traffic signal at Governor Drive. anticipated to be ready at end of month
  - Currently on legislative recess with no council meetings until 2<sup>nd</sup> week of September. Our team is here and available to hear any issues you have
- AP: Question regarding the Climate Action Plan – what are the reporting periods for the city to see if we are meeting the incremental metrics on the way to the 2035?
  - Chrissy - Will look into that for you
- CN: Did you participate in the turn on the lights event this morning?
  - Chrissy: Yes, we had the press conference but are waiting on one last part to be installed which we hope to have by the end of the month.

### Plan Update Subcommittee: Andy Wiese, Chair

- AW: Did not have a meeting in July/August - instead the city is using this time to answer the large number of questions posed by the community and to provide responses to those. Next meeting is on September 20<sup>th</sup> which will be followed by the Planning Commission Workshop on September 22<sup>nd</sup>.
- NG: The City is working on doing additional analysis and taking time to do that. Additionally, because of legislative recess and staff vacation this is a good time to pause. Our team is working on some analysis for the September 20<sup>th</sup> meeting and will give largely the same presentation to the planning commission – which is a workshop/informational session. There will be no vote, no decisions, it is just a periodic check in as part of the plan update. We still anticipate a Q1/Q2 2023 timing for the project.
  - Katie Rodolico: Q1/Q2 2023 what does that mean?
    - The timing for hearings. We expect a draft plan out before end of year. then there would be hearings in Q1/Q2 of next year. Typically we do a first draft of the plan, then take comments, then that feedback goes into the environmental

process, then we release a second draft of the plan with a draft EIR, then potentially make minor revisions – but once draft EIR is out, we have to make sure those are not changing the results of the analysis of the draft EIR/Final EIRr.

- Katie Rodolico: Very concerned we won't have time if it needs EIR before it goes to the next step.
  - NG: There is no hard deadline for the plan - we have a goal to do in Q1/Q2 2023, but no law to pass it then. Will have at least 1 if not more land use alternative in the September meeting. If the community doesn't like the alternatives presented and reasoning, then they could create a counter proposal to that. Staff can put together the draft document while the alternative land use proposal is created, then we can merge together to identify if there are policy differences.
- Diane Ahern: The Mira Mesa community is undergoing community plan update and they are hosting meeting on Monday August 15<sup>th</sup> 5:30-6:30, via zoom. For those of you that don't know what a community plan is they're on the second plan
- Debbie Knight: Questions about Blueprint - what does it mean that its under the blueprint umbrella? Blueprint would allow by right development in and near transit priority areas.
  - NG: The City would adopt blueprint EIR first and University would tier off that analysis, as applicable, with a subsequent environmental analysis for University. We were originally thinking of packaging the University Plan Update into the Blueprint EIR, but that would be too confusing and too much, so we are doing a clean supplemental document would have all the university community clearly in 1 place. It is still in the blueprint umbrella but the idea is we would have something clean and easy to understand for university. There are several sections of environmental documents that are the same across the city with the same mitigation so one of the goals of blueprint is to consolidate the impact analysis that is the same for every community analysis plan. Blueprint is updating village propensity map to be more aligned with pre-existing adopted policy goals, you still have to do a plan update to rezone subsequent to that. Blueprint puts out the policy strategy, but the plan updates



would have the rezoning. No rezone is proposed as part of blueprint.

- AW: What is the timing of Blueprint? What is timing for environmental subsequent to blueprint? How long will specific university EIR take? Who would be hearing at the hearings? Would that be prior to final EIR?
  - NG: Not sure of the answer because we haven't done a subsequent EIR to Blueprint. The goal is to take less time. Blueprint EIR out Q4 of this year. Assuming adopted by the council – then we would tier off of that analysis. Should take less time than EIR.
    - Community review draft, second draft, Draft final EIR goes to PC and council to adopt. Goes to historic resources board, park and rec board. Then it becomes final
    - First hearing by Q2, trying to do Q1
- IK: Suggest we very carefully review blueprint EIR so we are not blind sighted by issues. We often get told the time to comment on something was before so we need to review carefully.
- Bill Beck: North UC has not had any type of discussion. Neighbors for Better San Diego have the same concerns - we're not being listened to, not being heard. It is so wrong on all levels. North UC is being screwed in this situation. Not true democracy in any shape or form.

**CIP Subcommittee: Georgia Kayser**

- GK update will be had during action item 10.

**6. Public Comment: Non-Agenda Items (2-minute limit).**

- Stephanie Saathoff: Update on the Biomed Realty Town Center project, hope to be gathering with adhoc group in later half of September in preparation for draft EIR.
- Bill Beck: I heard CIP list mentioned, where is the CIP list with the three street lights?
  - CN: In Chrissy's domain now, will send Chrissy's email to Bill to follow up.
- Julia Derunes: Go to UCSD, comments regarding policing. Reports showing disparities along racial and identity lines with little action to reduce these disparities, found black people experience non traffic stop 3.5 x as white people, and 5x using force. 200,000 for suspicion relying on officer discretion. Cities to adopt the Protect ordinance to have probable cause for

all stops. CPAT would love the support of the ordinance. PrOTECT  
Petition link: [www.bit.ly/pass-protect](http://www.bit.ly/pass-protect)

PrOTECT website: [www.passprotectsd.com](http://www.passprotectsd.com)

- CU: are you aware this is a planning group? Not city council.
  - CN: Yes, we focus on land use policy but this is public comment so you can share any comment you have.
  - Edward McDaid: Question on compliance of proposed land use with SB9. Areas in south university city, is this is an attempt to limit SB9?
    - CN: The proposed land use scenarios, have been revised. Did you contact NG?
      - Edward: She didn't even have the decency to respond which was unprofessional.
        - NG: apologizes for nonresponse, had covid and have been behind. Assure you, I will answer the email tomorrow. SB 9 in any single-family lot in urbanized California. Unrelated to the community plan update.
  - Barry Bernstein: Flip the switch event - the mayor/councilman was there and new department head was there along with some from UCCA. Actual installation won't take place until the end of August but very festive event. Some aware of water project – major production in Morena area will require 20M to repair. Needs to be monitored.
  - JS: watched an interview on KPBS with someone involved in UCPG regarding the plan update. One topic that was addressed was housing and interviewing folks about the process and the lack of high-density housing. Not sure if there is anything that can/should be done to set the record straight. Also, something we should look at generally in amount of high-density housing we already have when we're talking about the high density, no harm came out of this interview but focused on criticism that there was not sufficient housing/high density housing in the area.
- 7. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited.**
- CN moved to continue virtual meeting/SP second.
    - *Motion carries Yes-13, No-0, Abstain-0*
- 8. Information Item: New Organic Waste Recycling Collection. What can be expected by residents and businesses with this program? Andrea Deleon, Recycling Specialist III, Environmental Services, City of San Diego, presenting.**

- Andrea Deleon presenting for Environmental Services Department
  - Provide overview of the New Organic Waste Recycling Collection and the of trash moving going into organic waste recycling
  - Trash goes straight to the Miramar landfill which is within our city limits. Because of this we are cognizant of what we're throwing away that could be reduced in the first place or can be recycled.
  - SB1383 is a statewide requirement set target for reduction of organic waste sent to landfills with goals to reduce 50% in 2020 and 75% by 2025.
  - Organic waste includes; food scraps, food soiled paper products and yard trimming, untreated wood and food-soiled paper products.
  - Types of materials NOT accepted: oil/grease or liquids, plastic bags, food ware, products labeled compostable/biodegradable, tea bags, recyclables and cleaning supplies
  - Materials are recycled into compost or sent to anaerobic digestion facility that improve soil
  - Also supports climate action plan and positively impacts zero waste 2040 goals.
  - Organic waste must be collected in a container of your choice, separate from trash can
  - Commercial Uses: Business owner to contact private waste hauler-order to request new green bin service. Employees are to separate organic waste inside business and empty outside to be picked up every week. Food generating business has a donation requirement.
  - Multifamily uses: Typically have a private hauler service. The property owner manager is to contact the private waste hauler to order green bin service and make sure tenants know where green bin is and what goes in it
  - Residential homes: City to provide organic collection. Residents will be notified when new collection system will change so all materials go into green bin. Residents will receive a free kitchen pail for collection
  - For more info: [www.Sandiego.gov/organicwasterecycling](http://www.Sandiego.gov/organicwasterecycling) and [calrecycle.ca.gov/organics/slcp](http://calrecycle.ca.gov/organics/slcp)
- Q&A:
  - CN: Will there be any increase in odor from new processing at Miramar? Have had issues in community in the past.
    - Andrea: The piles are covered with a form of plastic to mitigate the odor concerns, air is also pumped to mitigate those smells, following strict LEA processes to not

exceeding any odor concerns, if finding it as an issue please let us know.

- AP: thank you, big fan that city is taking this project on. For existing community members who compost at home or in community gardens, will the City make a formal recommendation to continue doing that or moving towards city's organic waste process? Do you have power generation partner for anerobic digestion?
  - Andrea: Recognize that community gardens are complimentary, but required by state law to provide green bins. Also, certain community compost areas may not accept all materials and some of those things, we can handle and break down. We don't oversee anerobic digestion – believe we partner with EDCO.
- GK: Thank you for all of the efforts that have gone into this. Grateful that this is happening, been waiting a long time to see this. Is meat accepted? Will resi and large commercial go to different locations?
  - Andrea: Meat is an organic material, residential collection can accept small amounts of meat, trying to avoid large volumes if possible. Yes, they will go to different areas - Miramar for residential. Some commercial businesses with private waste hauler going to other facilities – for example Republic Services typically goes to Otay/Chula Vista.
- Katie Rodolico: Can we put bones in green waste? Excited about the program, thank you
  - Andrea: Incidental small amount yes, but not encouraging large volumes if possible.
- IK: Confirming private residences go to Miramar? Commercial? We manage natural lands and trying to get rid of invasive species, usually take to UCSD green waste, but now put into the trash and non-native invasive trash – do you anticipate larger institutions will have green bins will be collected? Are countertop bins available at price for multifamily residents?
  - Andrea: Multifamily with private hauler service go to other composting facilities in the region. Miramar, mostly collects from environmental services customers single family homes. Meat is not required to be frozen. Not required to use these kitchen pail. Multifamily tenants will need to obtain their own containers.
- JA: Excited about the program, wishing the city would do something like this. City will provide service to single family, but

multifamily/commercial on their own to get from private waste hauler. Where does the funding coming from?

- Andrea: Yes. Funding coming from general fund. November added to ballot for people's ordinance.
- AW: Fantastic presentation and it is time. How long this might help to extend the life of the Miramar landfill. How does it play into a larger waste management strategy?
  - Andrea: I don't have an exact number but can look into that. By implementing new organic waste and donating food will reduce how full the land fill is going to get when it decays it generates greenhouse gas.
- JS: Very excited about this, thank you for doing it. Does this requirement for disposing separately with green waste – apply to all state agencies and educational institutions and municipalities? How will landscapers – both companies and mom/pops comply?
  - Andrea: Yes, also applies to schools/universities, both public and private. Schools need to work with operations/facilities manager. Yes, landscaping companies must also comply.
- ST: Thank you for doing the program. For multifamily dwellings, will property management be obligated to provide 1 bin or may need to provide multiple bins. Any accessibility requirements?
  - Andrea: Property owners are responsible that provide for material to fit. Ideally, the green bin should be placed next to the trash container and recycling bins.
- CU: Food waste has to be wrapped?
  - Andrea: Not a requirement, but some people find it helpful to place paper towel in bottom of pail, wrap in newspaper, paperbag and close the bag.

**9. Action Item: PRJ-1051319 DISH Wireless SDSAN00474C, located at 8800 Lombard Place. The wireless facility is located on the roof of the “Palisades” residential building at UTC. Applicant is requesting a CPG recommendation for a Neighborhood Use Permit for the project. Mercedes Thatcher, Stand8, presenting.**

- Move to September agenda.

**10. Action Item: Recommendation from the CIP subcommittee on traffic signal modifications at Governor and Genesee. The subcommittee will be**

**asking for the UCPG to send its letter of recommendations to CM LaCava.  
Karen Martien, presenting.**

- GK: We have been working on safety improvement for Genesee and Governor intersection in response to the high rate of collisions for bikers/pedestrian and location of intersection in proximity to elementary, middle and high schools. The group met with community members and identified major safety issues, with a goal of thinking of cost effective solutions that could be implemented some over the short term and some over the long term. Recently met with Senior Traffic Engineer Steven Cleniker to review proposal. Next step is to draft a letter to Councilmember LaCava outlining some of the safety issues and suggestions
- CN: To clarify, the subcommittee has to recommend a letter to the councilmember to the whole UCPG who has to endorse it. So, they're asking us to review the letter/approve it and send on behalf of UCPG
- KM: Presentation
  - Presented the proposed safety improvements at intersection of Governor Drive and Genesee Ave
  - Speed limit is currently 45 mpg. Based on University Community Plan Update Existing Conditions summary, it has high pedestrian and cyclist demand and highest rate of collision
  - The intersection was added to UCPG capital improvement project priority list in 2019, moved to #1 priority in 2021.
  - Councilmember LaCava offered to write a letter to the transportation department to encourage low cost solutions but requested input on what he should be asking to implement. So we will write a letter to Joe LaCava, that he will send to the transportation department.
  - The group came up with a long list of possible improvements, but identified 5 short term improvements to propose to Councilmember LaCava that centered around safety concerns of (1) vehicle speed (2) Pedestrian and Cyclist Visibility and (3) conflicts between right turning vehicles and pedestrians.
  - The 5 proposed items are:
    - Reprogram the signals to include a Leading Pedestrian Interval (LPI)
    - Install LED "No Right Turn on Red" signs that will be tied to the crosswalk buttons and illuminated during the LPI

- Ensure the restriping plan for Genesee Avenue following the Pure Water project that includes green painted bike lanes and bike boxes, as well as bike sensors.
  - Reduce the speed limit to 35 MPH
- CN: Clarifies that Steve is not part of the community plan update team and he is not in sustainability/mobility department, he is in Transportation Department in Operations, he is not in planning. Christine mercado and Leo Alo are working on the plan update.
- Motion to approve draft letter and 4 recommendations/ Second AP
  - Discussion:
    - AW: Thank you for everyone who participated in this and for the clear and compelling presentation. I support the motion, but have a question, did you learn more about synchronized traffic signals along Genesee
      - GK: Did not ask and maybe should. One question we did ask is if there was anything else Steve would recommend given the safety concerns and he did not give any additional suggestions.
  - RC: I did raise synchronization issue with the traffic engineer for UCSD several times and will also ask question of Steve, since he's a friend. Both UCSD and Alexandria have made proposals to synchronize some lights in area north of La Jolla Village Drive. I will email Alexandria made proposal for synchronize lights along campus points.
- *Motion Passes:: Yes-12, No-0, Abstain-0*

**11. Action Item: Revised UCPG Membership forms. The information requested for new members does not differ from our current membership form so a bylaw revision is not necessary. Approval is requested for this revision. Roger Cavanaugh and Anu Delouri, presenting.**

- RC: Follow up from last meeting, sent out district roster and suggest we structure outreach along district lines. Anu drafted a revised membership form for your review. CPC has leaned into the importance of getting certified, need to be certified by late winter/early spring. Whatever outreach you do, document it.
- CN showed the form which has an added section of what members are interested in
  - Debby Knight: Thank you for doing this and changing the map. Does it say somewhere that you have to be 18? That is in the bylaws.

And that you don't need to be registered to vote and you don't need to be a citizen?

- CN: Yes, it does say about 18, we can add about voting and citizenship
- Bill Beck: do we have to register if we've been registered for years
  - CN: No, if you are a UCPG member you do not need to sign up
- Motion to approve with added language about not needing to be registered to vote and not a citizen by CN / ST second
  - *Motion Passes: Yes-12, No-0, Abstain-0*

**12. Action item: Adoption of the 2021-2022 UCPG Annual Report. Chris Nielsen, presenting.**

- CN: Received useful feedback, particularly from JS – including mention the slate of regular reports at our meetings, add language that for some housing related items, and a request of three streetlights for Bill Beck's neighborhood, also suggested we add a paragraph about the South UC golf course.
- JS also suggested we take out language of how planning group is judged.
- AW: Couple of thoughts related to housing – 2 residential projects to include: (1) Lux UTC and Jewel at Lux UTC (2) Belmont Village. Also, do we have any numbers on ADUs?
  - CN: No, the city monitors that by permits issued.
- CN will make edits and pass draft copies to AW/JS to approve modifications. Will bring final copy back in September.

**13. Adjournment: Next Meeting will be on September 13, 2022, via zoom.**



**UNIVERSITY COMMUNITY PLANNING GROUP**

Meeting Minutes  
Virtual Meeting Via Zoom  
September 13, 2022

**Directors present**, directors absent

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA), Steve Pomerence (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

3. **Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:03pm
2. **Agenda: Call for additions / deletions: Adoption.**
  - *Motion to approve passed by acclamation*
3. **Approval of Minutes: August 9, 2022.**
  - *Motion to approve passed by acclamation*
4. **Announcements: Chair's Report and CPC Report**
  - a. CN: Chair's Report:
    - i. CPC did not meet in August. Next meeting is on September 27<sup>th</sup>.
    - ii. Town Center preliminary review of the EIR on track, should have subcommittee meeting later this month.
      1. Stephanie Saathoff: Hopeful to keep that schedule, shooting for subcommittee meeting at the end of September/October.
    - iii. No update on Costa Verde,
    - iv. University Community Plan Update: City will present land use scenario September 20<sup>th</sup>, which should be significant revision to the scenario released in February. Nancy will discuss later in the agenda.
  - b. William Beck: Is there any update on Seritage?
    - i. CN: No, land has been sold, assume everything else is not progressing due to the sale.

**5. Presentations:**

**Councilmember Joe LaCava: Krissy Chan**

- Krissy: Traffic signal on Governor Drive/Lakewood Street expected to be functional by September 21<sup>st</sup>. LaCava’s office is looking forward to hearing budget priorities for CIPs, budget was posted September 30<sup>th</sup> and will be sharing budget priorities with Councilmember Cate’s office. The CPG reform item is being heard by city council now.

**Membership Report: Anu Delouri**

- UCPG is the officially recognized organization representing North and South University in the City of San Diego Planning Process. It provides recommendations to the city on land use and development related matters within the university planning area. UCPG is an advisory board, providing recommendations to the city. There is no cost to becoming a member. Will provide a link to the membership form, The form has been changed based on community feedback and thanks to RC, CN, AW, and other community members/board members you can now express your areas of interest.

**Planning Department: Nancy Graham**

- Subcommittee meeting on September 20<sup>th</sup> via zoom.
- The subcommittee and city staff took the summer off to do more data analysis related to the plan update and the alternatives and will be sharing the results of those efforts at the meeting and using that information to work towards a preferred land use plan.
- Planning Commission was scheduled for September 22<sup>nd</sup> but has been pushed to September 29<sup>th</sup>.
- The responses to the list of questions from the community have been posted the subcommittee website on the Meetings Page. There is a banner at the top for Frequently Asked Questions and there is a word document with those answers.
  - Katie Rodolico: Will board members have any preview of proposed zoning prior to next Tuesday’s meeting?
    - NG: No, there will not be proposing zoning. We took this time to reconcile data analysis with the input process and at this meeting we will share the results of the analysis and use that data to work together to get to preferred land use plan. No decision being made at this meeting, we are just sharing the analysis and performing analysis.
      - Katie Rodolico: Is the deadline still Q4 2022 for the plan before the EIR?

- NG: We are trying to put a draft plan together before end of calendar year. The land use plan is the only part we need to work on before we can get a first draft. The community has seemed interested to see how all the pieces work together, so seeing the plan will help. Then, we can begin revision process on the draft. It will also open the opportunity for an alternative plan
  - Katie Rodolico: Can you confirm that we will not go to the EIR until we've had a chance to discuss and propose an alternative plan?
    - NG: Correct
- Laurie Philips: What is being presented on Thursday?
  - NG: Planning Commission will be on the 29<sup>th</sup>. It will be just a progress update, sharing the work we've done to date and the results of this data analysis to get Planning Commissioner comments since they can't attend meetings due to quorum issues. There will be no preferred land use plan to show them.
- CN: Scenarios would need to be presented in map form by October
  - NG: Yes.

**Assembly Member Chris Ward: Ansermio Estrada**

- Ansermio: Legislative Session ended 2 weeks ago. We are waiting for the governor to sign the bills on his desk – he has over 600 to consider. A few of interest are: AB1594 ability to sue gun manufacturers for the harm done by their guns, AB311 signed closes loophole regarding ghost guns at Del Mar Fairgrounds and AB2316 solar and storage program.

**UC San Diego: Anu Delouri**

- Last Tuesday, UCSD celebrated the ribbon cutting for the Pepper Canyon West Living and Learning Neighborhood for transfer student housing. On campus there will be 23,500 beds by 2025.
- IK: what about open space?
  - AD: The Campus is 1200 acres, 30% of that is open space, ecological reserve areas which we are not building on. We are thoughtfully and carefully developing, we are going taller - we demolished the old housing, 2 stories high, The

new housing is 22/23 story buildings with underground parking, so we are not losing the parking space.

**MCAS Miramar: Kirstin Camper**

- **KC:** We are getting ready for an airshow next weekend September 23-25<sup>th</sup>. Blue Angels arriving on Wednesday with a practice day on Thursday and leaving Sunday. This year's theme is "Fight Evolve Win" and there will be an innovation expo at the airshow to align with this year's theme.

**CIP Subcommittee: Georgia Kayser**

- Will provide update at agenda item.

**6. Public Comment: Non-Agenda Items (2-minute limit).**

- a. Diane Ahern:** University City Community Association. Took August off, but we're back with newsletter and meeting tomorrow, Wednesday 6pm via zoom. All are welcome to attend. We will have an update on pure water and organic recycling as well as public safety and community event updates. University City zip code 92122, post office "date meets zip" date on calendar is the same as the community zip code, next Wednesday. The Post Office on Governor Drive will celebrate with free food, commemorative envelopes and 92122 post mark. Joe LaCava scheduled to pay a visit around 12:30.
- b. Kent Lee:** Running for City Council to serve new district, 15-year resident of district 6 live in Mira Mesa community, have 2- and 4-year-old, has been a 9 year member of Mira Mesa Planning Group which has included navigating the Mira Mesa plan update. In last few months seen a lot of discussion on major issues but focused how we will address homelessness, housing affordability, missing middle income, and infrastructure discussion and specifically how older communities have not had the investment they need in taxpayer dollars in streets, parks, and more.
- c. Ruth DeSantis:** President of University City Community Foundation, thank AD for update on housing as there is a lot of pressure on residents to fill in for lack of housing on campus. As we move forward would like to apply pressure to get overhead powerline program undergrounded moving forward more quickly. 12-14 streets were approved for undergrounding and haven't happened and we don't know why.

**7. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited.**

- CN moved to continue virtual meeting/ATV second.
  - *Motion carries Yes-12, No-0, Abstain-0*
- Garret Ashman: Shouldn't you ask the stakeholders what they want? I can't accept that - if people thought it were beneficial to do zoom, if Covid disappeared tomorrow, hybrid would be the best of both worlds. I'm asking it to be pursued.
  - CN: Hybrid meeting technology can be complex to run but we are looking into it
    - Garret Ashman: I find that response condescending.
  - CU: Would be far easier to have an in person meeting with live stream than interactive meeting attended in-person by some and remotely by others.

**8. Action Item: An expanded banner district proposal by the UCCA. A vote is required to recommend this action to CM LaCava and the City council. Diane Ahern, UCCA President, presenting.**

- Bill Beck:
  - UCCA banner district founded in 2002 by residents in UC south of Rose Canyon. UCPG approved this UCCA request for a banner district for place identification and event promotion. UCCA wants to identify areas north of Rose Canyon now.
  - Existing Banner District:
    - Governor Drive between Stresemann and Greenwich
    - Regents Road between State Route 52 and Governor Drive
    - Genesee Avenue between State Route 52 and Centurion Way
  - Request is to expand district to:
    - Nobel Drive from Lebon Drive to I805
    - Genesee Avenue from Centurion Way to Nobel Drive
    - Towne Center Drive from Nobel Drive to Excalibur Way
- Diane Ahern:
  - Currently have 8 sets of banners, most are seasonal, some are event promotion, regulated by SDMC
    - JS: include in this area, the 3 trolley stops in our neighborhood.

- Diane Ahern. Wonderful idea. But do not know if the City of San Diego actually controls that space. We are starting small with what we know we can handle. But we will ask that question.
- KM: kudos to Bill/Diane.
- Nancy Groves: Does UCCA pay for it?
  - Diane Ahern: UCCA does pay for the program and we ask members to give money, but most of the cost for banners comes from grants. The expanded district has to be approved at the City Council level and then we can seek funding. The County has generous community enhancement grant that are funded through the transient occupancy tax.
  - CN: Question for Jason Moorhead – this does not intersect with banner district around Torrey Pines banner district, correct?
    - Jason Moorhead: Correct, I don't see a conflict.
- *Motion to approve as presented – SP / 2<sup>nd</sup> CA*
  - *Motion carries: 13 in favor/ 0 opposed / 0 abstain*

**9. Action Item: Approval of the final draft of the 2021-2022 UCPG Annual Report. Chris Nielsen, presenting.**

- CN requested to approve by acclamation, RRW objects. Roll was called.
  - *Item passes: 12- yes / 0 opposed / 1 abstain - RRW*

**10. Action Item: Membership Outreach. Action may include securing a booth or table at the EdUCate! Oktoberfest event on October 8 along with other membership outreach activities. Roger Cavanaugh, presenting**

- CN: Request approval to use \$70 towards the cost of the booth at Oktoberfest.
- RC: We have over 3000 members residents and less than 50 that are business members so we are unbalanced and need to make this a community effort.
  - *Motion CN to authorize \$70 for purpose of outreach / 2<sup>nd</sup> RC*
    - *Motion carries 13- yes / 0 oppose / 0 abstain*

**11. Information Item: Pure Water Project update. The city will give a presentation on the status of the Pure Water project, including project schedule and neighborhood impacts. Sara Bowles, City of San Diego Public Utilities, presenting.**

- The Pure Water program will produce water that represents nearly ½ of San Diego water supply needs,
- Phase 1 is 30M gallons a day at the North City Pure Water Facility which is estimated to be completed in 2025. It will be constructed across the street from north city water reclamation plant.
- Phase 2 provides 53M gallons a day with a 2035 completion date
- Various construction projects affecting pipelines are proposed with some road closures.
  - Katie Rodolico:
    - Is it still planned to not do work in front of UC high school during school year? Working group meetings going forward? Closures at SR 52 if noise too bad, if I complain you'll stop in middle of night? Governor drive only E/W cross street or south UC, agreed to not close the entire intersection but only a portion to redirect traffic, is that still the case?
      - Response:
        - Working with school hours, but school district has proposed changes to educational year so they are actively working to manage what they can.
        - Working group meetings plan to regroup this month.
        - Work is planned to occur during day hours. Starting at 7am until 5pm, if we can extend to 7pm that is a great goal to finish more quickly but we will listen to the community and adjust as necessary
        - Governor Drive – haven't received traffic control but it is contemplated not to close Governor Drive completely.
  - Edward McDaid:
    - When these lines are completed, will there be surface expression?

- Response: There will be appurtenances, but nothing as dramatic as aqueduct that are 20' high, more items that are 2-3 feet high.

**12. Action Item: Budget Priority List for the UC plan area. The list will be used by our council office (new and old) to rank project priorities for the budget year beginning July 2023. This list may consist of the current Capital Improvement Projects (CIP) list with any additions plus projects that are deemed “maintenance”. Georgia Kayser, CIP subcommittee, presenting.**

- GK: Tonight, hoping to vote on budget priority list for the UC Plan area which will be used by our council office to rank projects for 2023 budgets. We have previously voted on these items and prioritized our top projects. We created a draft budget priority list which includes CIP items and non-CIP items submitted to us. Team put this list together quickly as it was requested of us last week.
  - Top 5 Items are:
    - Streetlights: Vista La Jolla Homeowners Association
    - Genesee Ave and Governor Drive Safe Crossing
    - Marcy Park Maintenance and Improvements
    - Expansion and Renovation of University Community Branch Library
    - South Rose Canyon Regents Linear Overlook Park
    - North UC Regents Road Rose Canon Overlook Park
- CN: Our council office asked for proposals a week ago at the breakfast Joe LaCava held. Can shuffle priorities, things like cooling system upgrade and modernization for Standley are ideal for this list because they don't qualify as CIP.
- GK: Standley was just added this past week, these two items at the bottom of list because just added this week and not fully flushed out. Don't have description and budget.
- JS: Don't understand why this is going to Joe LaCava when a good portion isn't going to be in his district.



- CN: We are sending to Joe LaCava to hold and send to councilmember Cate so when he turns over the council district that will be part of the paperwork that gets turned over. Some will be handled by Councilmember Cate this year.
  - JS: We should consider engaging with Cate's office
- Ruth DeSantis: Marcy Park - it was evaluated and is not large enough for dog run but we need ADA play equipment and ADA access. We are almost through complete construction plans. Once we have construction plans, we will be able to go out and get grant funding. But it is important that it stay on the list so grant funding can be obtained. This item was started in 2009 and is the oldest project on the list. Glad to see traffic lights are above that – safety should always come first. Keep in mind the money is coming from different places – just because its higher up on the list doesn't mean it will take the most money from the budget. Appreciate Standley Rec Center on the list as we could use the site as a facility for natural disaster but it needs improvements, like AC.
- Katie Rodolico: I support the Standley Rec Center AC. Library wasn't open on Sunday and people had to go to Nobel Rec Center for cool zone
- Bill Beck: Thank you for hearing me and my tale of woe with the streetlights.
- Diane Ahern: Standley needs to be approved at the CRG level, meeting on the 22<sup>nd</sup>. When do you need project description?
  - CN: End of week.
- Nancy: We should remove item #12 as it is installed and completed.
- CN: maybe we prioritize Standley recreation for cooling item and go for the rec center in the next CIP cycle
- Bill Beck: Don't we have people in the business who can help estimate the cost?
  - Ruth DeSantis: Because its city property, it has to be their contractors with prevailing wage.
- KM: Is this budget priority list that is different from CIP priority list?
  - CN: These are parallel processes. In the past this has been informal process, but the way projects have been funded where a little design is done, then they look for grants and matching funds has changed this process. A Project can be

on CIP and budget priority list. Maintenance can't be funded on CIP but can get done on budget priority list.

- Ruth DeSantis: We've found it is often easier to ask for approval to draft plans, rather than for the whole project.
- AP: does new bike lanes fall under maintenance?
  - CN: That will be a heavy lift while plan update is in process
- *Motion by CN to include our budget priority list to be turned over to Council District with a revised 1-6 list below (moving the overlook park items lower and moving up the Standley items higher) with further edits to be submitted by Ruth DeSantis and copies sent to UCCA and UCCF.*
  - *Streetlights Vista La Jolla Homeowners Association CIP*
  - *Genesee Ave and Governor Drive Safe Crossing CIP*
  - *Mercy Park Maintenance and Improvements*
  - *Expansion and Renovation of University Community Branch Library*
  - *Standley Recreation Center Cooling System Maintenance (plans)*
  - *Standley Recreation Center Modernization CIP (plans)*
- *Motion carries – 12 yes / 0 no / 0 abstain*

**13. Adjournment: Next Meeting will be on October 11, 2022, via zoom.**

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Virtual Meeting Via Zoom  
October 10, 2022

**Directors present**, directors absent

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA), Steve Pomerence (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

1. **Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:02 pm
2. **Agenda: Call for additions / deletions: Adoption.**
  - *Motion to approve passed by acclamation*
3. **Approval of Minutes: September 13, 2022.**
  - *Motion to approve passed by acclamation*
4. **Announcements: Chair's Report and CPC Report**
  - a. CN: Chair's Report:
    - i. CPC had a meeting on September 27<sup>th</sup> with an abbreviated agenda as the affordable housing item was postponed to the October CPC. The Land Use Code Update was presented where almost all changes to the 2022 land use code were approved except for setbacks, fire safety, and building heights which were deferred back to the planning department and Development Services Department for revisions. One development code language of note is that of "Sustainable Development Area" that refers to sites within  $\frac{3}{4}$  mile and 1 mile of transit, replacing standard TPA  $\frac{1}{2}$  mile radius. May be challenged as contrary to state law.
    - ii. Biomed Towne Centre View subcommittee: Expecting draft EIR by end of month.
    - iii. Costa Verde – No update
    - iv. Membership Outreach Event held at Oktoberfest event last Saturday resulted in 10 sign ups and 10 people taking membership applications.

## 5. Presentations:

### **Councilmember Joe LaCava: Krissy Chan**

- Krissy Chan:
  - Intersection at Lakewood Street Via la Paz to obtain an installation of a stop sign along east bound traffic. Transportation will be taking comments until October 24<sup>th</sup>. Can send comments to Krissy.
  - Also working on neighborhood watch signs
  - Questions:
    - Jeff Dosick: Sent email about turn lane on Genesee Avenue. SANDAG has not done bike lanes to the quality found at UCSD in the community. Also reviewed plans and provided feedback that bike paths on Genesee Avenue wasn't safe.
      - Chrissy: working on and will respond.
        - CN: Charmant restriping and resurfacing complete.

### **Membership Report: Anu Delouri**

- AD: UCPG is the officially recognized organization representing North and South University in the City of San Diego Planning Process. It provides recommendations to the city on land use and development related matters within the university planning area. UCPG is an advisory board, providing recommendations to the city. There is no cost to becoming a member. Will provide a link to the membership form.

### **Plan Update Subcommittee: Andy Wiese, Chair**

- AW: Subcommittee met last month with over 100 attendees for the September meeting after a 2-month hiatus over the summer. City provided several presentations on smart growth as preview of the presentation given to the Planning Commission for their nonactionable workshop held last month. Also reviewed the urban design concept. The presentations dealt with old business that helped to recap where we have been as we look at where we were headed. NG presented the new approach the city was planning to take for construction of land use alternatives/scenarios, which were reflected in part of the city-wide Blueprint SD process which uses machine learning and computer modeling to identify where housing/retail can be located to minimize VMT and climate impacts. Those models then back out to land use proposal that might help us to achieve those goals of our climate action plan. We also had a preview of the propensity map (where development should go). The next meeting is October 18<sup>th</sup> 6pm on

Zoom. At that meeting we should have an opportunity provide public feedback on the village propensity map to set land use alternatives.

**Planning Department: Nancy Graham**

- NG: AW gave great summary. We turned in our grant deliverable to SANDAG and posted the deliverable to the website. We will include some of the graphics we produced in that report in the draft plan, so if you haven't reviewed or have comments, feel free to do so and send comments to NG. We also presented at planning commission this month to give an update and everything we presented there was presented previously to this group. We got great feedback from the planning commission that will be used to develop land use alternatives. Encourage you to watch the recording of that hearing and listen to some of their feedback because they are an important stakeholder in the process and help direct our work in the planning department as well. Still working on the agenda for the next meeting but looking forward to continuing the progress.

**Senator Toni Atkins: Cole Reed**

- Friday, September 30<sup>th</sup> the Governor acted on the bills on his desk: 997 were signed into law, 169 were vetoed. Nine authored/coauthored by Senator Atkins were signed into law. A few notable ones are (1) Senate 1375 on Nursing –allows nurse practitioners to provide abortion without supervision of physician (2) SB 1027 SD river conservancy expansion to include SD watershed and expands board of conservancy (3) SB1183 CA state library provides resources to the state to give free books to children up to age 5 to encourage reading.
- Middle class tax refund: 2020 income taxes expected to receive rebate from \$200-\$1,050 depending on income and filing status. 95% payments expected to occur at the end of the year with final on January 15<sup>th</sup>.
  - Barry Bernstein: anything changed with Tijuana River cleanup?
    - Cole: Since last update, there was a bill that would have provided substantial resources to address the clean-up but governor vetoed it due to financial concerns because concern of having a deficit this year.

**UC San Diego: Anu Delouri**

- AD: School started on 9/22. We were able to reinstate our 2-year undergrad housing guarantee which was suspended during the pandemic. Plan to add 5,300 new beds to campus by 2025 with 2 projects under construction and third in development. UCSD Birch aquarium, named one of the top aquariums in the US, has a promotion where with an adult ticket you can take 2 children for free this month. Torrey Pines Fire Station planned for city ground-breaking on

October 17<sup>th</sup> at 9:30am. UCSD has given \$20.5M for construction of fire station completion in early 2024. On October 21<sup>st</sup> UCSD campus celebrating opening of Epstein Family amphitheater which is close to Pepper Canyon West station along the Blue Line Trolley. The opening will be celebrated by the San Diego Symphony and UCSD musicians. Tickets available to the event at [amphitheater.ucsd.edu](http://amphitheater.ucsd.edu).

- AW: When will the theatre district living and learning neighborhood be completed?
  - AD: Fall 2023 anticipated move in. so incoming students can take advantage.

**CIP Subcommittee: Georgia Kayser**

- GK: We submitted our project and priority summary update which included:
  - Vista La Jolla Street Light
  - Genesee/Governor Safe Crossing
  - Mercy Park Maintenance and Improvements
  - University Community Branch Library Renovation/Expansion
  - Stanley Park Recreation Upgrades
- Suggest voting method changes for the CIP priority list that will be an action item for the next meeting.

**6. Public Comment: Non-Agenda Items (2-minute limit).**

- **Bill Beck:** UCCA will host an In-Person Community Chat Meet Up on Wednesday, October 12, at the Community Library at 4155 Governor Drive from 5:45 to 7 PM. UCCA invites you to meet up with friends and neighbors for an informal, in-person, no agenda Community Chat. Get together with friends and neighbors for networking, to learn more about what's going on in University City, to hear more about UCCA and upcoming events, to learn more about the new services available through our University Community Library, and to renew your UCCA membership. All UCCA members will be entered into a drawing for a special gift basket. The Community Chat Meet Up is tomorrow, Wednesday, October 12, at the Community Library at 4155 Governor Drive from 5:45 to 7 PM.

**7. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited.**

- CN: Suggest we continue meeting virtually. Have contacted Jason Morehead who will offer us their space (assuming COVID is under control) starting in January if we want to have an in person meeting then.

- *CN: Motion to meet by zoom next month; GK second.*
- *Passed by acclimation.*

**8. Action Item: PTS 664166, Verizon Regents WCF, located at 3358 Governor Drive. The project requires a Process 1 Limited Use Permit and a Process 4 Planned Development Permit to exceed the zoning height limit by 13 feet. The current pole exceeds the height limit by 13 feet as well, so there will be no change to the existing height of the structure. Shelly Kilbourn, PlanCom, presenting.**

- CN: Per Federal, state, and city regulations, “health concerns” and “radiative energy concerns” are not a basis for deciding to approve or reject an applicant’s project. If you wish to make a statement using either of these arguments, you can make a two-minute public comment prior to the presentation for item 7 and/or the presentation for item 8. Health/radiation concerns not reason to object to project.
- Shelly Kilbourn Presenting:
  - Verizon wireless communication facility located at 3358 Governor Drive behind the shopping center. Previous permit expired now processing limited use permit to continue operation of the facility.
  - Project seeks a Limited Use Permit to allow the wireless communication facility, a Neighborhood Development Permit to allow associated equipment to exceed 250 square feet and a Planned Development Permit to allow a height deviation to the 30’ height limit of the zone by 13’ to provide the current level of service.
  - Presented proposed concept and photo renderings.
- Public Comment:
  - CN: Those who wish to make a short statement regarding health concerns or radiative energy concerns:
    - RC: Antennas around the neighborhood were tested with two meters to measure radiation at Doyle Park and several dozen sites were twice FCC regulations/standards permitted. Can’t make a decision without knowing what the output is. Suggestion is simple to invite Verizon to being process of measurement/monitoring to share with the community so we can make this decision from a place of integrity.
    - CN: Letter read from Sharon Wandle, PhD, lives in area of wireless facility. Biochemistry PhD works in local biotech and UCSD for many years, have concerns about human

health impacts. FCC regulations are outdated and frankly inhumane and have placed a gag order on human health concerns.

- LB: Concerned about tower and landscaping. The landscaping conceals the poles but current the landscaping won't conceal the tower would you consider more landscaping? Have you contacted the neighbors? Last time there was an informative mailer. You are matching the current décor of the marketplace, what if they change/stucco would you be changing as well to match?
    - Shelly: There are gaps are between the trees but there is not additional space to fill those gaps currently. The tower now is bright white which make it much more visible than brown tower proposed. Don't think there is opportunity for additional landscaping and don't think its necessary. If the shopping center was redesigned or remodeled, the landlord would likely require Verizon to update the tower and the City may also require that during permit renewal.
  - RC: is this change in the facility an upgrade to 5G?
    - Shelly: Yes.
      - RC: industry spent 120B in 5G and 0 on safety so no guarantee of safety here, we're in unknown waters wouldn't recommend going too far without measurement
  - IK: Did you show any power emissions from current/proposed facility? Is there an increase in energy from the new facility?
    - Shelly: Yes, we provided radio frequency model study to the city. Don't have the specifics of it but it complies with what Verizon requires.
  - CU: While these are important comments to consider, the concerns should be redirected to agencies who could do something about it or who are better qualified than us to address these.
    - *Motion to approve as presented by CN/ 2<sup>nd</sup> by AW.*
      - *5-Yes, 0-No, 8-Abstain*
    - *Motion by RC to request an independent measurement and monitoring of new facility that provides information to confirm that the facility operates within the FCC guidelines / 2<sup>nd</sup> by IK*
      - *12- Yes, 0-No, 1-Abstain*
- 9. Action Item: PRJ-1051319 DISH Wireless SDSAN00474C, located at 8800 Lombard Place. The wireless facility is located on the roof of the "Palisades" residential building at UTC. Applicant is requesting a CPG**



**recommendation for a Neighborhood Use Permit for the project.  
Mercedes Thatcher, Stand8, presenting.**

- CN: Per Federal, state, and city regulations, “health concerns” and “radiative energy concerns” are not a basis for deciding to approve or reject an applicant’s project. If you wish to make a statement using either of these arguments, you can make a two-minute public comment prior to the presentation for item 7 and/or the presentation for item 8. Health/radiation concerns not reason to object to
- Chris Ward presenting
  - Proposed facility on the rooftop of Palisades building. Project requires a Neighborhood Use Permit for a new cell site. Company’s primary goal was to obtain coverage at Genesee/Nobel. Presented rendered images with screen – no visual changes to building that you can see.
- Public Comment:
  - CN: Those who wish to make a short statement regarding health concerns or radiative energy concerns
    - RC: This is different because it is a residential building. In Japan on large apartment tower like this there was people with medical symptoms and second tower had more symptoms. They did an investigation related to the cell towers, once they took the towers down symptoms went down. We don’t know what that exposure is and we have an ethical obligation to protect the quality of life for people we represent. Again, my motion would be a suggestion of measurement and monitoring. Suggest measuring on the 3 or 4 immediate floors below. Dish will add radiation. If willing to measure/monitor we can move forward. Want to use the technology safely.
  - JS: RC, does the monitoring need to be done before and after or does it need to be ongoing? For Chris Ward, how many other wireless entities have equipment up there?
    - Chris: As far as I know, there are no other carries on this roof.
      - JS: Why couldn’t this go on the top of Macy’s building or parking garage, something not residential?
        - Chris: Those locations were explored but because of the topography of the site and

area, this building gives Dish the highest possible vantage point to extend coverage in the area.

- JS: How much of a reduction would you have if it is on Macy's right next door?
  - Chris – don't have that information but would be significantly less.
- IK: how many people will in the building would benefit/are subscribers to Dish. Do residents of building know this facility is being added to their building?
  - Chris: Dish is new to wireless sphere and started in 2020 in T-Mobile buyout of Sprint. Noticing was done by the City of San Diego.
- Katie Rodolico: You keep saying its commercial zoning, but obviously in residential zoning. We are also in the process of community update– what happens if the zoning doesn't match reality?
  - Chris: At time of project submittal, we what use the current zone is. If the permit needs to be renewed and if it is different zoning, we will look at it at that time.
    - Katie: CN, did the zoning change when they pursued the project initially?
      - AW: the zoning is commercial regional which allows for mix of uses including residential.
- *Motion to approve as presented – CN/ 2<sup>nd</sup> ST*
  - *4 – Yes (with Chair Voting), 3-No, 7-Abstain*
- *Motion to request that the provider, prior to installing the facility, measure the existing radiation and monitor radiation output for 6 months for the next year with report to be sent to the board and to the City.*
  - *Yes -11, No-0, 1-Abstain*

**10. Information Item: New Community Planning Group policies passed by the City Council in September to take effect in January 2024. The timetable for making changes to the bylaws and consultations with other Planning Groups and CPC will be discussed.**

- CN: Community Planning Group Policies take into effect in January 2024. Will discuss the highlights of this policy:
  - City will provide their website for agenda and minutes, so CPGs do not have to purchase website. CPGs that have their own website can post their own agendas on the city’s website.
  - Stipends are \$500 (no change)
  - Appeals not free anymore.
  - Planning Group needs to strive to be inclusive and should be included to run for board seats.
  - No requirements for attending the meeting to run for a board seat.
  - Planning groups can specify means of elections, maintain own membership rolls.
  - Bylaws replaced by “terms and conditions” to be approved by the city prior to January 2024. City has not published final template yet.
- Letter from Nicolas Reed, Clairemont Planning Group Chair read into record to assist in forming bylaws. Group intends to begin this work.
- CN will likely consult with David Moty, Chair of Kensington-Talmage CPG on bylaws/procedures.
- Next steps formation of bylaw subcommittee. Will be a lengthy process
  - JS: The City previously provided training or annual training for planning group board. Did city do away with that?
    - CN: Planning group members are required on annual basis to take training. City will provide it. 2x/year. Known as the COW.
      - JS: Brown Act; how does that affect these changes?
        - CN: would have to be approved in the change in terms/conditions.
  - IK: Stipend for the board as a whole? How much is an appeal?
    - CN: Yes, \$500 for the board, the cost is \$1,000 for appeal
  - RC: what constitutes good faith effort on outreach?
    - CN: Will have discussions with other CPGs and at CPC to flush out what the language actually means.
  - Nancy Groves: Best ways to get more people involved – zoom, have a hybrid meeting. Bought an owl so you can have in person and on zoom.
    - CN: Would like to have offline conversation about technology with Nancy
  - RC: Membership outreach forms are fillable/downloadable on the City’s website.

**11. Adjournment: Next Meeting will be on November 8, 2022, via zoom.**

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Virtual Meeting Via Zoom  
November 8, 2022

**Directors present**, directors absent

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA), Steve Pomerence (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

1. **Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:01 pm
2. **Agenda: Call for additions / deletions: Adoption.**
  - Agenda will include an added agenda item by Councilmember Joe LaCava
  - *Passed by acclamation*
3. **Councilmember Joe LaCava Comments:**
  - a. CN: Special opportunity to hear from Councilmember Joe LaCava – with redistricting, most of our community will be in D6 starting in December. Would like to take the time to thank Councilmember LaCava and his staff and give a shout out to past D1 district reps who have been outstanding
  - b. Councilmember Joe LaCava: Will still be the council member for University Community West of the 5 and will continue to monitor, especially with the plan update underway. It will take the new councilmember a while to get up to speed. It has really been an honor to get to know you over the years. Thank you, Chris, Andy on the subcommittee, Diane, UCCA and Barry, Barbara neighborhood watch. Ruth with UCCF, Louis and Katie, and many more
  - c. CN: Thank you, Councilmember, we appreciate your effort to help guide and understand plan update and to move that forward. It is a treat to have a councilmember that is involved and cares. And we look forward to interacting with you and your office as we transition and go forward.
4. **Approval of Minutes: October 11, 2022.**
  - Suggested amendment by RC regarding his comments under public comment: several regarding Doyle Park.CN will incorporate the edit.
  - *Motion to approve passed by acclamation*
5. **Announcements: Chair's Report and CPC Report**
  - a. CN: Chair's Report:

- i. October CPC included presentation on CIP process by the City. Will have conversation with GK about databases related to CIP process. CIP process will be moving forward in early 2023. GK has some ideas on how to improve the voting.
  - ii. Awaiting a presentation from State Parks on Torrey Pines on ADA improvements next month, but it is not an ultra-high priority for them.
6. **Information Item: Pure Water Project update. The city will give a presentation on the status of the Pure Water project, including project schedule and neighborhood impacts. Sara Bowles, City of San Diego Public Utilities, presenting. This item is being placed early on the agenda to allow the Public Utilities group to present at a second meeting this evening.**
  - Clem Wassenberg: (Steve Lindsey, senior construction engineer has retired, and Azin Nour is acting senior civil engineer)
    - Provided an update on ongoing construction for pure water installing all pipes.
    - Construction Duration for Phase 1: Morena Northern Pipeline stated June 2021 and complete 2024. Other projects are generally in line between 2023 and 2024 when the other projects will be completed.
    - Morena Northern Pipeline & Tunnel project: Started on executive drive from Towne Center Drive to Judicial Drive and Executive Drive
    - Provided images of construction on executive and judicial showing trenches about 25' deep.
    - Contractor has also started on Genesee Avenue portion south of the 52. Installing pipe in northbound lane.
    - Next Steps:
      - Continued pipe installation on Executive Drive to I-805 tunnel shaft
      - Start of pipe installation on Genesee Avenue
      - Start daytime pipe installation on Towne Center Drive between La Jolla Village drive and executive drive
    - Contractor will adhere to holiday moratorium.
    - Ongoing coordination with business and HOAs
    - Q&A:
      - KM: Disappointed to see in addition to closing vehicle lanes, that you also closed the northbound bike lane - that cuts off a very important cycle corridor for bike commuters. As the construction progresses, concern about shutting off bike access to Genesee will continue – it is a major corridor commuting to and from work. Will that continue or will that b
        - Clem: Bike Lane in northbound lane is closed, but there is signage that bicycles share the road

and that bicycles may use the entire lane in northbound direction.

- KM: With all due respect, that is the same as cutting off the lane. Very few bikers will feel comfortable with that.
  - Clem: We also have signage to reduce speeds but unfortunately with the pipe alignment, we cannot keep a separate bike lane open. In this part of the corridor was not possible, but north of 52, there will be bike lanes in both directions for the duration of the project.
- Diane Ahern: Thank you for presentation. When are you starting on Genesee in University City?
  - Contractor working from both directions. Once pipe installed, will skip tunneling and will work north of freeway up until Governor. Anticipated to be in University City sometime in January with Genesee north a month or two later.
- Jeff Dosick: Focus of my question is on Genesee Avenue - where can we get completed PDFs of what the road will be like when it's completed? Asking because of bike lanes – We have been told for years that after the Pure Water project, some of the problems bikers deal with will be resolved. Where can we see those plans?
  - Clem: At a minimum, we will restore to existing condition, but have heard there are plans for bike lanes, but have not seen them yet. Can check with design team.
    - Jeff: If it is not in the plans, it doesn't exist. Please pass the answer onto Chris.
- AW: Can we look at south portion of Genesee, south of 52 to get an idea of what it is likely to look like and how traffic is likely to flow on the portion? Are there plans/designs for what we should expect during construction for width, structures, closures, etc.?
  - Clem: We will leave 1 lane northbound and 1 lane southbound. Traffic control plan for the segment is currently in the works. Seems to be the best approach to look at individual traffic impacts for various portions of the alignment and then develop traffic control plans to minimize impact to community while giving as much room as possible for the contractor so they have enough room to complete the work faster.

- Katie Rodolico: Wanting to confirm the commitment to not doing work on Genesee in front of high school when school is in session.
  - Clem: We will as much as we can. We have not started outreach with the high school since that work is in the future. Will coordinate as much as we can, tunneling operation in front of high school will probably not be done during a break there may be impacts spilling into the school year.
    - Katie Rodolico: That's going to be a nightmare
      - Clem: Agree it will be a challenge, but we will try to cater as much as we can while also giving as much room as we have to for the contractor to complete the work.
- Debbie: How deep is the tunnel under Rose Canyon?
  - Sean McCarty: +/- 80 feet under Rose Canyon
- Barry Bernstein: it is important for the committee to be aware and stay on top of this and for UCPG to take on the responsibility to be a watch dog - it is a huge and complex project. We need to make sure things move ahead in a safe and appropriate manner.
- IK: Has this project offered any opportunities for installing wildlife undercrossing as part of this construction, where that might be appropriate?
  - Clem: It has not been a consideration in the plans for Pure Water.
  - Sean McCarty: We are constrained by funds, which are limited to be used for improvements related to water and sewer and they are not allowed to spend on anything else.

## 7. Presentations:

### **Councilmember Joe LaCava: Krissy Chan**

- Krissy Chan:
  - Councilmember LaCava requested that the Pure Water Project be coordinated with other engineering projects in the area to reduce transportation impacts and was told upcoming projects would be assigned the same project manager.
  - In budget ask, his main focus was to fill positions budgeted from last fiscal year. Heavy focus on vacancies in Development Services.
  - Implementation plan for the Free for Me initiative, free menstrual products in county facilities including teen centers, libraries, and pools including those in University City.

- December 12<sup>th</sup> is when redistricting goes into effect
  - IK: when redistricting starts, will Councilman LaCava will become more engaged with mission bay area?
    - Krissy: He will be getting Pacific Beach and will have a representative Carrie Shah.

**Plan Update Subcommittee: Andy Wiese, Chair**

- AW: Subcommittee met last month on October 19<sup>th</sup> for a productive meeting that included a focused conversation on subcommittee feedback and public feedback on the land use Scenario 2 that had been presented back in May which was the first time for a focused discussion on that specific land use scenario. Lots of concrete feedback provided by subcommittee and public. City promised to go back to the drawing board and come back at the November 15<sup>th</sup> meeting to share the staff revision to the land use scenario.
  - Bill Beck: Will you send out the link to the zoom meeting and do we have to re-sign up again?
    - NG: Normally send zoom link Friday before, probably send out on Thursday due to Veterans Day holiday on Friday, be sure to check spam folder.

**Planning Department: Nancy Graham**

- NG: AW summarized meeting well, working on 2 new scenarios for next meeting which will be presented and take additional feedback. We have submitted the materials and hope to release along with the agenda but awaiting approval to send out.

**Mayor Todd Gloria: Matthew Griffith**

- CN: Once our district transitions to D6, we will have a new representative from the Mayor's office: Michaela Valk.

**CIP Subcommittee: Georgia Kayser**

- GK: No announcements, except trying to put together to vote on capital improvement projects. To note, anyone can submit a capital improvement project, you just need to provide a description, justification, and budget.

**8. Public Comment: Non-Agenda Items (2-minute limit).**



- Diane Ahern: Would like to thank Joe LaCava and staff for the ongoing support for University City. We appreciate the commitment to community and are glad they will still be around. Also, appreciate commitment to smooth transitions to D6. UCCA will host a public meeting tomorrow evening, 11/9 at 6pm via zoom. It is part of our mission to provide forum for interest of residents may be expressed. Forum does include print newsletter. Overriding goal to share news and information to keep us all well informed. Encourage neighbors to share their time and talents.
- Linda Bernstein: When does Costa Verde come back and has the Alexandria group told us their plans? Also, there are so many crime reports, what do we do about it with UC planning group?
  - CN: Don't believe Costa Verde needs major permits or needs to return but may need slight tweaks. UCCA handles the neighborhood watch issues
  - Diane Ahern: Every meeting UCCA includes Officer Brown or current community service officer. We have noticed the increased in crime too so please come to the meeting as Officer Brown will be available to take questions.

**9. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited.**

- CN: In person meetings and mechanisms of those meetings were discussed at CPC. Since the Brown Act was suspended during the pandemic emergency, and not revised, all board members have to attend in person. While the Brown Act is out of date, we have no options for hybrid meeting. CPC asked the city attorney office if the governor removes emergency but we don't agree, the city council could extend the emergency to allow zoom if they wish. It was suggested that would be the logical next steps.
- *SP Motion to hold the next meeting via zoom / 2<sup>nd</sup> CU*
  - *Yes- 17, No-0, Abstain -0*

**10. Information Item: PTS 624751, Towne Centre View project. Land Use Plan Amendment, Site Development Permit (SDP), Coastal Development Permit (CDP) & NDP amending SDP #2758 & CDP #117798, Tentative Map with Public Right Of Way and Easement Vacations for the construction of a research and development and office campus with six buildings totaling 1,000,000 SF located at 9908, 9881, 9893, and 9897 Town**

**Centre Dr. Clif Williams, Latham & Watkins, and Emilie Colwell, T&B Planning, presenting.**

- CN: Project came before UCPG for CPAI early on and has been before the subcommittee multiple times and the project is back for an informational update and is expected to release the draft EIR soon.
- Clif Williams:
  - Will give overview of Towne Center View and Emily Colwell T&B Planning will provide EIR summary and go through some specific areas in EIR. The draft EIR is expected to be out for public review next week.
  - BioMed Realty – San Diego founded firm in 2004, have a portfolio of life science and technology real estate across the country. Have done the i3 building with Illumina, Apex building, and more in University City Community.
  - Provided summary of project timeline, including appearances before UCPG and subcommittee.
  - Project site is at the end of Towne Center and includes a developed site of 200,000 square feet and graded site at the end of the cul-de-sac which was most recently used as a trolley laydown yard for MTS. The existing 200K sf is in 3 buildings and the graded portion of the site is entitled for 190K sf of development with surface parking.
  - Community plan land use designation is Scientific Research and Prime Industrial which will remain the same.
  - The permitted development intensity of 400K square feet is proposed to increase to 1M sf, however, the zoning IP-1-1 will stay the same.
  - Property is adjacent to multi-habitat planning area but project does not step out of boundaries into this area.
  - Proposed project is 1M sf R&D, within previously graded area. Parking moved underground.
  - Reviewed project entitlement which include Community Plan Amendment, Planned Development Permit, Coastal Development Permit, Site Development Permit, Neighborhood Development Permit, Tentative Map and Street vacation
- Emilie Colwell: T&B Planning, prepared the EIR summary of EIR and environmental issue areas of interest and thresholds discussed in the EIR
  - Provided a summary of the environmental review which resulted in no significant impacts after implementation of typical city policies and mitigation measures for transportation

- Provided an overview of each study area and impact of each.
- Transportation would have a significant impact for CEQA for VMT, and the project needed to reduce VMT by 34%
  - VMT was reduced by 32.7% with mitigation. Mitigation started with Mobility Choices to achieve minimum of 5 points and they propose 11.5 points. Also include CAPCOA strategies such as commute trip reduction with monitoring (rideshare, vanpool, etc.), shuttle, micro mobility, etc.
- Q&A:
  - PK: Continuous wall around property? Good to remove this wall because it will significantly interfere with free movement of wildlife and MSCP parts.
    - Cliff: The wall is an existing site wall onsite and the site is very sloped so the wall is structurally necessary for the property and has been in place for at least 20-25 years.
      - PK: If retaining wall, isn't it proper to create some openings in that wall.
        - Cliff: Incredibly steep slopes, this falls dramatically.
          - PK: Wildlife would have no problem with that slope.
            - Cliff: Will take the comment under advisement.
    - IK: Is the land inside the wall fill? If it was cut, why would you need a retaining wall? Was the majority of parking moved underground? How much? What's the ratio? Are you constructing the parking and hope it doesn't get used? Or will you make the VMT reduction work by not constructing enough parking for everyone, eastern areal view- what happens in case of fire and how would they get to eastern overlook or native habitat? If the increase goes to 1M sf, how does the EIR summary explain the GHG emissions – what that's based on and why there is no impact? This is such a big development, should do more to reduce emissions. Where is the MHPA?

- Cliff: Not structural engineer, don't know those answers on structural reasons on why retaining wall is needed. Parking ratio is 2.5 parking spaces/1,000, 70% underground. Fire Dept. can access the trail area. If the project is consistent with CAP plans, then GHG is less than significant. Answered other questions of IK.
- Jeff Dosick: Concerned about mobility regard to VMT. Last few months, SANDAG allowed him to see pdf of project on Genesee between Nobel and Campus Point. They were really substandard with regard to safety and had bike lanes disappear on right turns. We are assuming bike lanes being designed/built will be substandard bike lanes, with people thinking they're quality and people will use them but they're not.
  - Clif Williams: Required to address the plans the city has to date.
    - Jeff Dosick: also suggest charging stations for e-bikes and to push back on the city what is proposed to be built is not up to the standards for mobility.
- Peter Krysl: How GHG has been taken into account for the CAP? How does this work when what you're proposing to build is 2x what is permitted?
  - Clif Williams: When CAP does inventory for GHG, it is done through SANDAG model which looks at land use and zoning. University City is unique: it has development intensity, whereas the CAP looks at land use and zoning as the baseline –since we are proposing the same land use and are proposing less than what the underlying zoning allows, we are within the thresholds.
- Debbie Knight: Find it shocking that city does not reduce parking requirements since you have to do all things to reduce VMT and yet - you have to park at the same old ratio? Who does the monitoring? Who writes the reports? Consider how you will keep people and micro mobility out of the MHPA area.
  - Clif: We will hire a consultant to do that, similar to Urban Systems.

- KM: Recognize bike lane is not your responsibility, but if you haven't met your VMT, it will cost money, so you and the other developers have some sway with the city.
- AW: Shuttle to UTC transit and there should be shuttle to coaster. How long will monitoring be in place for transportation? Questions about utility easement. Do you meet the mode share under the 2020 cap? Mobility choices, pedestrian resting area for 2.5 points and what is that? Disagrees with visual impact analysis, questions regarding MSCP and gnatcatchers and mitigation of edge effects. Bird strike, hydrology, retentions.
  - Cliff and team provided responses and engaged in discussion to provide answers to the questions asked.
- SP: Applaud team for getting Native West involved, great move, anything we can do to encourage native landscape from canyon into the project is applauded.
- CN: Discussed the subcommittee members for the project and asked UCPG if others want to be involved to please email him. Expecting to reconvene the subcommittee, towards middle of week after Thanksgiving.

**11. Information Item: The San Diego Green Building Council 2022 Conference; and the relationship of building design and emerging technology to the Climate Action Program. Roger Cavanaugh, presenting.**

- RC: The operation and construction of buildings themselves are a huge part of a carbon footprint, with roughly 40% carbon emissions the result of what we're building (per US Green Building Council). LEED certifications come in for criticism as they are often used to "check off the box" to get the certificate but doesn't spell out how that building operates. Would ask Biomed to design buildings that are using the latest sustainable materials, technology to reduce carbon footprint, would love to see comparison between what design and what exists. Climate Action Plan has some real gaps and assumptions and we can't get to where we want to go. We should consider construction methods that reduce carbon. Also, term "Eco District" is used for an integrated and holistic approach to development that takes

into account how community is aligned and works with nature to be environmentally friendly and healthy community. Sent website and links, encourage everyone to explore.

**12. Adjournment: Next Meeting will be on December 13, 2022, or January 10, 2023, via zoom.**

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Virtual Meeting Via Zoom  
December 13, 2022

**Directors present**, directors absent

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK),** Rebecca Robinson (RRW), **Jon Arenz (JA), Amber Ter-Vrugt (ATV),** Anu Delouri (AD), Kristin Camper (KC), **Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA),** Steve Pomeranke (SP), **Sasha Treadup (ST),** Nancy Graham (NG-City of SD Planning).

1. **Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:05 pm
2. **Agenda: Call for additions / deletions: Adoption.**
  - *Adopted by acclamation*
3. **Approval of Minutes: November 8, 2022.**
  - *Adopted by acclamation*
4. **Announcements: Chair's Report and CPC Report**
  - CN: The November CPC meeting unanimously approved an action item recommending that the city council pass a resolution allowing meetings in person, by zoom, or a hybrid of the two. The city attorney's office has said that the council has the power to do this. We urge both CMs from D1 and D6 to support this. Second, CPC unanimously passed an action item recommending council support one free appeal of a project through the entire appeals process, per year, by CPGs. We think this will be supported by a majority of council members.
  - For the January UCPG meeting, the long-delayed Torrey Pines ADA/utilities item may finally be heard. We will appoint an election subcommittee and propose continuing the use of the two libraries for dropping off ballots during the week prior to the UCPG meeting on March 14, 2023.
  - We will also continue the discussion of Green Building Design and the Climate Action Plan begun in November. Roger Cavanaugh will give a brief preview of the discussion now.
    - RC: Last meeting we addressed issue looking at technology to support meeting the Climate Action Plan goals. These goals are pretty ambitious and call for net

zero carbon by 2035. The discussion will include the “nuts and bolts”, rethinking policies/assumptions to get to those goals, and the aspirational goals. Technology moves fast and an example is 5G technologies – the carriers say this will change the world we live in but there is no safety data on this. Do we really want this? A University in Texas is exploring 6G roll out in 2030. We are behind the curve when it comes to technology. We’ll also talk about introducing the concept of eco district, think about pieces we would put together to go into an eco-district.

## 5. Presentations:

### **Councilmember Kent Lee: Kent Lee / Sheldon Zemen**

- Kent Lee: I have had a chance to attend most of UCPG meetings in the last year and am honored to be serving as councilmember in district 6, covering University City. We are hitting the ground running - we just got out of a council meeting and are headed to another event but wanted to stay on as long as I could. For those who don’t know me, my name is Ken Lee, I’m a resident of Mira Mesa, serving on planning group for last 10 years. It is important that our office has a pulse on what is going on in the University City community. Excited to introduce you to members of the team tonight, including my Director of Communications, Alex Villafuerte.
- One of the big items of interest at City Council is how we deliver infrastructure within communities. Whatever happens with the community plan, if we do not deliver on the infrastructure, we will not be meeting our responsibilities to residents. So, we will see how this gets approached in the budget and capital improvement projects and we want to hear from you and the priorities you have in mind. In mid-January there will be an opportunity to update the budget. I understand councilmember Cate had worked with Councilmember LaCava to capture key priorities for UC so we don’t want to miss the opportunity to implement these priorities as part as our budget memo.
- Our community representative Sheldon Zemen is a most experienced community representative. He has served in multiple council offices and is a University Community resident as well.



- Sheldon: It is a pleasure working for University City and for Kent. I have been a community representative for 7 ½ years in Tierrasanta, Linda Vista, Clairemont, and Mira Mesa. I have lived in San Diego all my life – the weather the best in the world and the City is the best in the world.
- There will be a water shut down upgrading the systems on the 9200 to 9400 of Town Center, 4500 and 4600 Executive Drive, La Jolla Village Drive, East Gate Mall from 12/16 at 8pm to 12/17 at 7am.
  - Barry Bernstein: Congratulations to Kent. Sheldon, we hope you'll be able to keep close eye on the Pure Water Project specifically what has been done so far and what it will do to traffic and impact to first responders.

**Plan Update Subcommittee: Andy Wiese, Chair**

- AW: Reminder that the subcommittee will not meet in December. At the November meeting we discussed and took comments on potential land use scenarios for community plan update which included a scenario A – a staff preferred scenario and scenario B which reflected comments received from the subcommittee and community members. The city took comments from the group and wanted to have time over the holiday to work on those comments and come back with refined land use scenarios in January. This reflects the iterative process that the community has requested and are hopeful that it will include land use scenarios that receives buy in from community and the majority of the members of the subcommittee. Next Plan Update meeting is set for January 17<sup>th</sup>.
  - JS: between now and next meeting what should we be doing in terms of support or communicating our thoughts?
    - AW: City has not asked for any support, but members of community are welcomed and encouraged to submit comments on features of the plan.

**Mayor Todd Gloria: Matthew Griffith/Michaela Valk**

- CN: New rep will be Michaela Valk, not present.

**CIP Subcommittee: Georgia Kayser**

- GK: Will provide update during action item

**6. Public Comment: Non-Agenda Items (2-minute limit).**

- None

**7. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited.**

- CN: My personal opinion is whether its covid, flu or RSV, it is not a great time to meet in person. Understand that the governor hasn't changed the status of the emergency. If anyone has a different opinion, let's discuss it now.
  - Motion by PK to approve a virtual meeting for January / 2<sup>nd</sup> ATV
    - *Motion Approved: Yes- 16, No – 0, Abstain -0*

**8. Action Item: Preparation of a UCPG comment letter for the Draft EIR for Project PTS 624751, Towne Centre View. Land Use Plan Amendment, Site Development Permit (SDP), Coastal Development Permit (CDP) & NDP amending SDP #2758 & CDP #117798, Tentative Map with Public Right Of Way and Easement Vacations for the construction of a research and development and office campus with six buildings totaling 1,000,000 SF located at 9908, 9881, 9893, and 9897 Town Centre Dr. Clif Williams, Latham & Watkins, Stephanie Saathoff, the Clay Co., and Emilie Colwell, T&B Planning, will be present to answer questions on behalf of BioMed.**

- a. CN:
  - i. Subcommittee was formed in late 2020 for this project's EIR. The subcommittee has met twice in last 2 weeks to review draft EIR and has formulated a draft list of comments. The intention tonight is not to wordsmith the letter, but to update the list of comments. We will wordsmith outside of UCPG meeting forum. We can keep, remove, add, or modify comments on this list.
  - ii. It is important to follow the form and function in the draft EIR and make comments responsive to specific sections in the EIR.
  - iii. Comments are due by close of business on Friday, January 6<sup>th</sup> via email but the sooner we submit our comments the better.
- b. AW:
  - i. AW presented the collected comments to the group and indicated he has some revisions to these comments that he will present at the end.
  - ii. Landscape Plan:

1. Comment offers praise for landscape plan and suggests approval of the landscaping plan with native plant landscaping throughout, but suggests removing one invasive species on the plant palette (Pampas Grass).
- iii. MHPA:
  1. Provides support for the project to convey almost 4 acres of open space to City into MHPA
- iv. Range of feasible alternatives:
  1. None of the feasible DEIR alternatives proposed reducing the parking and/or removing the parking structure.
- v. Comment on visual impact of project
  1. Removal of parking garage would preserve public views of the ocean from Towne Centre Drive. The vista was called out in community plan of 1987 as a scenic resource on p. 221.
- vi. Parking comments:
  1. Recommend reducing the number of parking spaces – city has ambitious climate action goals and mode shift towards bicycle, transit, and pedestrian. This project is proposing to park the site using the old, unsustainable ratio. Should push the city to reduce automobile travel
  2. Paid parking: TDM indicates project would have paid parking to reduce vehicle use, but employers could still compensate employees for parking.
- vii. Mode share:
  1. Project should meet CAP targets for 2020/2035. If individual projects don't meet the targets for 2020/2035 then the aggregate will not meet those targets either. All projects should strive to meet the 2020 and 2035 goals.
- viii. Solar panels
  1. Includes the possibility of solar but should study to ensure solar is happens.
- ix. All electric buildings
  1. Should explain why the project is not all electric.
- x. Sustainable building itself
  1. Proposes LEED Silver status, comments suggesting why higher LEED status is not proposed (e.g., LEED Gold/Platinum).
- xi. Biological resources:

1. It is a 1M sf. project, surrounded by habitat and MHPA with glass walls and 3,000 employees surrounded by open space area and critical habitat.
2. Edge effects: Consider appropriate fencing and signage that should prevent unauthorized access into the MHPA
3. Light impacts: Fully shielded outdoor lighting into MHPA lands. Indoor lighting to be shielded at night.
4. Habitat fragmentation: Fencing should keep people out but allow wildlife to move through
5. Impacts to sensitive rare threatened species, immediately adjacent to site should be studied in addition to the project itself. Includes Gnatcatcher, barrel cactus, Nuttall's Scrub Oak, Wart Stemmed Ceanothus.
6. Vernal pool impact – evaluate and avoid impact to vernal pool in MHPA
7. Impact to fuel modification – confirm no brush management will take place in MHPA.
8. Study Invasive species
9. Evaluate bird strikes
10. Noise impacts – adjacent to MHPA, amplified events outdoors should be avoided and written into the lease with tenants
11. Prohibit lethal removal of snakes that enter the project site.
12. Avoid use of rodenticide

c. Discussion of presented comments:

- i. RC: In 2019, an Orange County group has successfully worked with the parks department to eliminate the use of toxic pesticides which can injure small animals. Suggest looking into the use of nontoxic pest control and fertilizers. Can make an introduction.
- ii. PK: Kudos to the subcommittee, impressive report. Hope the comments will be taken into account.
- iii. Jeff Dosick: When Clif made his presentation last month – there were questions about the Blue Line trolley between Nobel and Campus Pointe along Genesee Avenue which is the only N/S route for bicyclists. We have Bike lanes disappearing

into right turn lanes. The design will never be utilized by those who want to commute because it is so dangerous.

1. CN: I will work with Jeff to refine comments. Suggest doing an individual comment letter.
- iv. AP: There are legal requirements governing parking spots. Is the comment about parking intended to say there should a min/max of only legally required parking spaces. Or request to change legal requirement?
  1. AW: tends towards the latter - the project is parked at the City's minimum. We could frame the comment as how can they meet the mode shift with this parking to meet climate action goals.
    - a. AP: I would encourage the planning group to consider whether this is the correct forum. Argue that comment might be better served with alternative transit projects.
      - i. AW: Some of the revisions and suggestions I have may address those comments.
- v. ATV:
  1. Thank AW and echo AP comments. One area raised in the subcommittee was with regard to parking. Hearing AW and others talking about Climate Action, but these comments are trying to leverage a project to have UCPG to work with city on some of those things. With regard to bird strike and parking/transportation restrictions written into lease agreements, I'm uncomfortable with that. On item #8 it is important to make sure we're referencing that these are biotech facilities with specific and specialized needs.
- vi. JS:
  1. 2 concerns – (1) construction on this small broken parcel was too much/too bulky for the site and (2) given the scenic value of the property, there was conversation that the public should be afforded access onto the property – was any of that considered? If so, how?
    - a. CN: The buildings have not been designed yet. West of parking structure provides some access as a lookout.
- vii. Aidan Lin:

1. Thank everyone who has worked on project. This project has the possibility to positively impact students. This project is consistent with planning authority and has gone through the necessary steps of review. We need more employment in the area. Support and recommend it move forward.

viii. IK:

1. Acknowledge hard work and excellent drafting by subcommittee. Looking back using google earth at history of the site – there was an intact mesa top, then entire thing was graded and it was paved in 2016. But before that there were settling ponds since 2011. I believe that rather than parking garage, the project should dedicate more of the site restoration desperately needed. It doesn't mean it can't be restored to functional open space. Gnatcatcher population nearby.
  - a. Clif Williams: There are 2 sites –one is the existing that has the buildings on it currently and one is part of larger 40-acre property that went from Towne Center then went down into the canyon where creek is. The site gave up 30 acres and dedicated it to the city as open space. The next portion over includes an area dedicated around it for open space and there is another part of the project that has a conservation easement over it. So, each project has given away acreage (9 acres, 30 acres, 7 acres, +/-) in conservation land. So, each site dedicated a significant amount of open space.
    - i. IK: What about the settling ponds in 2011?
      1. Peter Jones: Those are retention basis filled up since MTS left, we went through to upgrade.
        - a. IK: at the end of peninsula, it should be considered as corridors to help with connectivity
          - i. Clif: The site is surrounded by

retaining walls that define the site, The approved plan paves the entire site, but the proposed plan enhances native landscape and reduces the paving by 40%

ix. Nicole Lillie:

1. Support the project, student at UCSD. It is essential that San Diego prioritizes more climate friendly development and this new development must go somewhere. After looking at EIR and exec summary, it is clear UTC is best space for new development and office space, right next to the mid-coast trolley.

x. Kelly Lyndon:

1. Resident of South UC and have lived here 15 years but this is the first time to come to meeting. Happy to see many comments are related to sustainability, happy to see recommendation for all electric construction with exception for gas needed for lab. In discussions with friend in the industry, Biotech labs don't need ordinary gas. Suggest removing the exception and having it be truly an all-electric building

xi. Kerry Santoro:

1. It is important to remember environmental analysis looks at impacts created by the project – have some concerns about some of the comments made during the meeting. Specifically, in regard to the invasive species management – run risks encouraging projects to go into the MHPA to remove invasives could create more damage than good.

xii. KM:

1. The parking and bike infrastructure/mode share have a mitigation requirement that requires they monitor VMT for 5 years after project is built. It is appropriate to bring up the minimum parking requirements being high and ask how they will meet those mitigation measures.

- xiii. Bill Beck: AW – how many people working here? 3,000. Do our comments include what that impact might be?
  - 1. AW: it has been included in the spirit of comment in mode share/parking.
    - a. Bill Beck: Traffic has been horrendous. Going to add 3K more people, will create heavy impacts. Something should be mentioned about that
- xiv. CA:
  - 1. I share a lot of the same sentiments as ATV, AP, and Kerry Santoro regarding the appropriateness of some of the comments. I'm looking forward to Andy's comments, since it sounded like he had some proposed edits that might address these concerns, but I would like to ask the applicant team if are there any comments that you would like to provide more information on or you would like us to take another look at? And I'm sure many of them will be addressed in the FEIR process but wanted to give the opportunity to mention any if you like?
    - a. Clif: None really are problematic; this is the opportunity to get the comments from you all so we can address all of them in writing so we are happy to accept the comments that you have tonight.
- xv. Debbie Knight:
  - 1. DIER estimated construction time is 68 months, which means it will be 2028-29 before the project is finished. To be forward looking, the Climate Action Goals is totally appropriate and one of the reach goals is electrification of buildings. It is appropriate to have the DEIR study that. Appreciate the comment of not needing natural gas. The lack of solar panels being included is concerning. Solar panels should be a key thing. The City passed plan update for Mira Mesa which failed to meet climate action mode share goals – it's the largest community that has failed to meet it. Parking at a reduced level an appropriate question. Project has a huge impact from driving so extremely important to raise. Disagree that the obligations



shouldn't be dictated in the agreements – if not, then how will anything be implemented? DEIR needs to address how the employers subsidizing parking will be addressed since it will undercut the mode share. Intrusion into MHPA is huge issue here. How will you keep people out of MSCP and how will you do it? Bike infrastructure, thank Jeff Dosick for those comments and the DIER must disclose the speculative nature of the bike lanes and the lack of funding because its nonexistent with no prospects for it being existing.

d. Redline Revisions to Letter Based on Discussion:

1. AW presented redlines to the comment letter with his proposed edits and incorporating the feedback from the group:
  - a. Transportation comments:
    - Reiterate the goal of the project is to promote alternative transportation
    - Given distance from transit, project should reduce single vehicle mode share and explain how the project can meet project and city level mode share goals under the Climate Action Plan with the existing parking ratio.
    - Recommend study of impacts to remove parking garage in the corner or reducing the number of parking spaces.
  - b. Parking Comments:
    - Remove recommendation to write requirements into lease agreements with tenants
    - Already takes into account TDM enforced at the tenant level – ask question to explain how TDM program prevents reimbursing for paid parking
  - c. Mode Share:
    - i. Revised to state “explain the mode share for the project and the mitigation measures for TDM and how it will

contribute to mode share and if not meeting explain why not.”

2. Buffered Bike Lanes Towne Centre Drive:
  - a. Relies on bike facilities not even planned yet but are part of draft community plan with no mechanism for funding. Evaluate VMT/mode share/TDM if no safe bike infrastructure. Could study impact of adding a bike lane.
3. Rooftop panels:
  - a. Explain why its not designed with rooftop solar at the beginning.
4. All Electric
  - a. Evaluate impacts of designing building to be fully electric
5. LEED:
  - a. Explain why not higher LEED and study impact of higher LEED standard.
6. ESL:
  - a. Parking garage impact along slope at corner of parking structure.
7. Coastal Zone:
  - a. Confirm coastal zone issue

- e. Motion to adopt as amended by AW/2<sup>nd</sup> by ST
  - i. *Motion Approved Yes – 12, Abstain -1(NdR), Recuse -1(JA)*

**9. Action Item: Determination of when the UCPG should make a final project recommendation for the Towne Centre View project.**

- a. CN: Applicant asking for UCPG to make a final project recommendation for the Towne Centre View project in January
  - i. Stephanie Saathoff: Request is to come back before the planning group on January 10<sup>th</sup>, we anticipate having the responses to your comments from this evening by then. We expect to be in a place to share our responses that we’re providing to the city by then. The planning group recommendation is the first step that would allow us to be scheduled with Planning Commission and then go onto Land Use and Housing Committee and ultimately City Council hearing.
  - Debby Knight:

- I don't recommend this to the planning group – we should see answers to comments – often other comments important to be able to view.
- ATV:
  - Recall on other projects that we have voted once we have a comment letter so I'm curious about the process we've done historically, but I don't see harm in placing it on the agenda to keep on track with the schedule.
- KM:
  - I would love to hear the responses to questions, but I'm not comfortable approving project until final EIR
- Motion to NOT place project on agenda in January and wait for final EIR to add to agenda by AW/ 2<sup>nd</sup> KM
  - *Motion Approved - Yes -9 No-2(CA,AP), Recuse -2(NdR, JA), Abstain-1(ATV)*
- Clif acknowledged they would honor the vote but asked clarifying question regarding the intent/meaning of the motion since the “final EIR” may be further out and dependent on a lot of filing/paperwork. The applicant team is trying to get responses to the planning group comments and he understands that the planning group wants those response before making a decision. It would be possible to come in February if all responses are in?
  - AW: Yes, goal is not to delay but to have the information before us to make a decision.

**9. Action Item: Determination of a preferred method of voting for project lists from the UCPG, including CIP submissions to the City and project lists for our councilmember. Georgia Keyser, CIP Chair, presenting.**

- GK: Prepared short presentation to recommend voting process for CIP and budget priority list. It would be helpful if we had an easy voting process. To date, the process has been that community members submit CIP and budget priority list to UCPG and the group has a discussion before the top 5 or 6 are submitted.
  - The proposal is to have a list of projects with description and estimated budget. UCPG would discuss those projects and budget priorities it in meeting and then the group would vote ranking their most preferred CIP from 1 to N with the most preferred CIP as 1. The scores from board members can be added; the lowest point score project would be ranked number 1, the next lowest score would be number 2, and so forth. The results would be shared at the next monthly UCPG meeting.

- The goal is that this voting process would allow for discussion, create transparency, and enables us to quickly turn our recommendations around when funds become available.
  - CN: One of the advantages of this process it that we don't always know when we will be asked for a list of projects so this will help us do that. For example, CM Lee has asked for a budget priority list to be submitted next month
  - ATV: thank you for taking this on, a lot of work appreciate what you've put in, compliment to you
  - Bill Beck: future CIP and budget list or is the budget list set?
    1. CN: Budget list is set.
- Motion to approve method of voting by GK / 2<sup>nd</sup>: ATV
  - *Motion Approved: Yes-13, No-0, Abstain-0*

**10. Adjournment: Next Meeting will be January 10, 2023, via zoom.**

December 22, 2022

Rachael Ferrell  
Development Services Department  
1222 First Avenue, MS-501  
San Diego, CA 92101  
DSDEAS@sandiego.gov

Dear Ms. Ferrell,

Please accept the attached letter from the University Community Planning Group as a comment for the Draft Environmental Impact Report SCH No. 2021040044, November 2022, for Project No. 624751 “Towne Centre View”.

This comment letter is submitted electronically. Please acknowledge receipt of the attached comment letter.

Sincerely,

Chris Nielsen, UCPG Chair  
**University Community Planning Group**

**Comments for the Towne Centre View Draft Environmental Impact Report**

**SCH No. 2021040044, November 2022  
Project No. 624751**

**Approved December 13, 2022, by the UCPG**

**Submitted to the City of San Diego December 22, 2022**

**Notes for reading this comment letter:**

Statements asking for a comment in the Final Environmental Impact Report are given in ***bold italics***.

A statement reflecting a UCPG recommendation or support for an aspect of the Project are indicated by the phrase “**The UCPG recommends ...**” or “**The UCPG supports ...**”, given in **bold**.

## **Draft Environmental Impact Report Comments**

### **1) Project Landscaping Plan.**

The DEIR addresses landscaping in section 3 pages 8-9.

**The UCPG strongly supports** the project’s use of native plants in project landscaping throughout the site. This is an important step toward preservation and enhancement of biodiversity and environmental resilience in the city and in its MHPA in particular.

***The FEIR should evaluate the impact of removing Chinese Elm from the project plant palette Chinese Elm is invasive in open space areas of the University Community.***

### **2) Conveyance of Open Space to City of San Diego.**

The DEIR addresses the conveyance of Open Space in table 5.1-1 and section 5.4 on p 5.4-12 and 15.

**The UCPG supports** the establishment of conservation easements and conveyance of 3.9 acres of on-site MHPA to the city’s MHPA through transfer in fee simple and/or dedication.

**The UCPG recommends** that the city Parks and Recreation Department Open Space Division Deputy Director approve the transfer and dedication of on-site MHPA to the city preserve.

**The UCPG supports** addition of open space easements and conveyance of 3.9 ac to City MHPA.

**The UCPG recommends** that dedication should take place as part of the approval of the project.

### **2a) Potential for Habitat Restoration**

The DEIR discusses the conservation/dedication of 3.9 acres of onsite lands to the City of San Diego MHPA on p 5.4-12 and 15.

*As these lands include disturbed plant communities and habitat lands require costs associated with maintenance and monitoring, the FEIR should consider the potential impacts on adjacent MHPA lands and adjoining sensitive species, including Coastal California Gnatcatcher, of restoring habitat and providing funding for maintenance and monitoring in the 3.9 acres identified for conservation and dedication as open space.*

### **3). Range of feasible alternatives**

The DEIR considers alternatives to the project in section 10; however, it does not consider the one option most likely to result in reduced automobile transportation, VMT and GhG while meeting the economic goals of the project: the reduction of available parking.

*The FEIR should evaluate the impacts of a reduced parking alternative on VMT, GhG, and transportation mode share, including the potential removal or rescaling of the parking structure (504 parking spaces) in the SE corner of the site. It should explain why a reduced parking alternative was not studied, given concerns raised over the impact of the parking garage.*

### **4) Visual Impacts**

The DEIR discusses visual impacts in section 5.17.

The proposed parking will have significant and unmitigable visual, aesthetic, and scenic impacts by obstructing a public vista across nearly four miles of the State Coastal Zone, including the Sorrento Valley, Peñasquitos Lagoon and Pacific Ocean. This is one of the few – if not the only – publicly accessible views of the Ocean in the University Community east of Interstate 5 or outside of the Coastal Zone.

This vista and surrounding canyon vistas offered from public rights of way are listed as a “scenic resource” on page 221 of the *University Community Plan*, 1987.

*To reduce impacts to scenic resources including public views of Coastal Zone, Ocean, and Sorrento Valley from the public right of way on Towne Center Drive, the FEIR should study a feasible alternative that does not include the proposed parking garage at the SE corner of the project site.*

*The FEIR should study in particular the impacts of such a “reduced parking alternative” on the “scenic resources” identified on page 221 of the University Community Plan.*

### **5) Transportation/Mobility: Parking, see section 3.2.2.**

The DEIR argues that a goal of the project is to “promote use of alternative modes of transportation” (ES-4).

However, the project proposes to use the same standard parking ratio for the project that has been responsible for the city's inability to meet its mode share targets under the Climate Action Plan.

The DEIR indicates that the project will include 2,500 spaces for an estimated employment of 3,000 people, a ratio of 5:6 or 1 car per every 1.2 employees, the city minimum standard.

To meet City of San Diego Climate Action goals, the project should reduce single vehicle mode share to at least the level of CAP 2020 mode share targets.

Given its actual distance from accessible transit, the proposed Project and, absent reduced parking, the project will remain reliant on automobile transportation at ratios far exceeding Climate Action Plan targets (2020 or 2035), which reflect critical state and global needs.

*The FEIR should evaluate the impact of removing the parking structure or otherwise reducing the number of parking spaces on transportation mode share.*

*The FEIR should explain how the project can meet project and city level mode share goals under the Climate Action Plan with the existing parking ratio.*

#### **5a) TDMs – Paid Parking**

The DEIR addresses paid parking on page 5.2-30 as one of the required TDM measures. However, it does not address how the project should ensure that paid parking is not circumvented by tenants reimbursing employees for parking, which is a common practice.

On ES-11 the DEIR notes that its TDM plan “may be tailored to each tenant, and monitoring, reporting and penalties may be assessed to each tenant separately by the Permittee, although all monitoring, reporting and penalties shall remain the responsibility of the Permittee. TDM plan measures will be incorporated into tenant leases to ensure compliance.”

*The FEIR should explain how the TDM program requirements will prevent tenants from circumventing the requirements of TDM plan mitigation by reimbursing employees for paid parking.*

*If the FEIR determines that paid and uncompensated parking cannot be enforced as a TDM, the FEIR should assess the impacts of the project on VMT, GhG and mode share without the alternative of paid parking as a TDM measure.*

#### **5b) Transportation – VMT standard**



The DEIR addresses Vehicle Miles Traveled in table 5.1-1 and section 5.2-24 through 30.

*The FEIR should evaluate the project with a VMT standard based on the city employee average VMT in addition to the regional employee mean average.*

#### **6) Transportation: Mode Share to meet CAP targets for 2020 and 2035**

The DEIR addresses transportation impacts in section 3.2.2.

Given that the project will not even complete construction for 68 months – between 5-6 years – it is important that the Project meet the most forward-looking environmental standards and CAP goals (see p 3-16).

*The San Diego Climate Action Plan emphasizes the need to shift transportation mode share city-wide through conformance with Climate Action Plan targets. This is especially critical for “Urban Village” employment hubs such as UTC. If projects in this transit rich area do not meet mode share goals, the city will not meet its CAP goals and it will fail beyond that to address the climate crisis that the CAP reflects. Reduced auto, and increased bicycle and transit mode share is essential to shifting mode share overall. The project should at minimum meet mode share goals for 2020. Given the expectation that the project will not be completed for a number of years, the FEIR should explain why it may not be appropriate to plan to meet mode share targets for 2035.*

The San Diego Climate Action Plan highlights the importance of meeting mode share targets. For Mode Share Targets see: <https://www.climateactioncampaign.org/mode-share-report>, tables 1 and 2.

*The FEIR should explain the expected transportation mode share for the project as designed, including with the TDM and other mitigation measures proposed.*

*The FEIR should explain how the project will contribute to the city meeting its mode share targets.*

*If the Project is not designed to meet CAP mode share targets, the FEIR should explain why, as a major project in the critical employment and transit area of University City, it will not meet those targets.*

*The FEIR should explain what steps the project would need to take to meet CAP mode share targets.*

**6a) Transportation Mode Share: Buffered Bike Lanes on Towne Centre Drive (see Section 3.2.2)**

On p. 3-7, the DEIR relies on “Planned Bicycle Facilities” that are in a draft plan that has not been approved and if approved has no mechanism to be funded. The EIR cannot rely on bike facilities that are not currently planned and have little certainty of being built.

The DEIR further relies on “traffic calming measures” again proposed in a draft plan that has not been approved and when approved will have no mechanism to assure funding (3-8).

The DEIR also discusses dedication of transportation improvements on p 5.2-15

***The FEIR should study transportation impacts on the basis of definite plans and funding.***

Furthermore, there is no safe bike infrastructure on any of the major streets that would lead to the project, no approved plan for improving the bike infrastructure, and no plan in place for funding such infrastructure in the event it were approved in the future.

***The FEIR should explain how the project will “promote use of alternative modes of transportation” (ES-4) and support transportation mode shift toward bicycle and pedestrian use without the addition of safe bicycle infrastructure on Towne Centre Drive.***

***The FEIR should evaluate VMT, GhG and mode share impacts of the project without bicycle infrastructure, and it should evaluate the impacts of the project on bicycle safety.***

***The FEIR should study the impact on VMT, GhG and mode share of adding class II and class III buffered bike lanes and traffic calming measures on Towne Centre Drive as part of project.***

To help meet promote alternative modes of transportation, meet CAP mode share targets and shift mobility from reliance on automobile transportation, new alternative transportation facilities must be completed with the project. On-site bicycle facilities proposed in the various TDM measures will not be effective unless a safe, secure and up to date bicycle network is completed to reach the site from the rest of the city, including the mid Coast Trolley which is over 1.5 miles from the project.

#### **6b) Transportation: Impacts on Level of Service and existing businesses and residents**

The DEIR evaluates traffic impacts on level of service on p. 5.1-74.

***The FEIR should evaluate and confirm impacts to level of service, and foreseeable impacts on residents and businesses on Towne Centre Drive (from north end to La Jolla Village Drive), Eastgate Mall and Executive Drive, and the intersections of these arterials with one another.***

## **7) Add Rooftop Solar Panels**

The DEIR discusses utilities on 5.15-5 and 9. It does not include discussion of rooftop solar on the 5 new buildings proposed on the site.

*The FEIR should explain why the project is not designed to include rooftop solar panels and it should evaluate impacts of designing the buildings with the inclusion of rooftop solar panels.*

## **8) All Electric Buildings.**

The DEIR discusses utilities on 5.15-5 and 9.

*The FEIR should evaluate impacts of designing the buildings to be fully electric.*

## **9) Sustainable Building: LEED Gold**

The DEIR notes that the project will achieve LEED Silver status, the minimum LEED rating, which is closely equivalent to what is required under state and local building code. (5.5-18)

*The FEIR should evaluate the impacts of meeting a higher standard for sustainable building such as LEED Gold or Platinum and compare with impacts of LEED Silver.*

## **10) Biological Resources**

### **a). Edge effects - Unauthorized Entry**

The CDFW notes in its scoping letter that appropriate fencing and signage should be used to prevent unauthorized access to the MHPA from the whole perimeter of the project site (CDFW, 5/5/21).

*The DEIR addresses access to the MHPA on page 5.4-17 and in table 5.1.1 on p 5.1-58. It notes that the project would “deter” unauthorized access through the maintenance and construction of retaining walls around much of the perimeter, however it does not discuss the use of fencing or other means to “deter” access in those areas without walls, much less to “prevent” it. These areas, especially the SDGE access road on the west edge of the site, are currently fenced and are the most likely location for unauthorized access. The FEIR should discuss them specifically.*

*The FEIR should explain how the project will prevent as well as deter human intrusion into the MHPA lands through unwallled areas, given the large number of people who use the outdoor features and amenities on the site. The FEIR should explain how this restriction will be maintained and enforced and what measures the project will take to report intrusions and mitigate for them.*

*The FEIR should confirm that project perimeter fencing will include the gate to the SDGE access road on the western edge of the site.*

*FEIR should confirm that gate will remain closed and locked for the future of the project, with access for SDGE only. This would maintain the current conditions on site.*

**b) Edge effects: Light impacts**

The DEIR addresses lighting in section 3.2.4 on page 3-11 and in section 5.4.3, p 5.4-16.

The DEIR notes that “Night lighting exposes wildlife to an unnatural light regime that may adversely affect foraging patterns, increase predation risk, cause biological clock disruptions, and result in a loss of species diversity in habitat adjacent to the Project site.”

*The FEIR should confirm that the project will use fully shielded outdoor lighting to prevent light overspill into MHPA/adjoining lands.*

*In addition, the FEIR should explain the impacts of interior lighting shining from the buildings after dark, which have the same impacts described on 5.4-16 above.*

*The FEIR should evaluate strategies to eliminate or mitigate impacts of indoor lighting on sensitive species including resident and migrating birds.*

**c) Direct impacts to Environmentally Sensitive Lands**

The DEIR notes in section 2.5.4 that the City of San Diego Environmentally Sensitive Lands (ESL) Regulations are intended to protect, preserve and, where damaged, restore, the environmentally sensitive lands of San Diego and the viability of the species supported by those lands (Section 142.0101 of the San Diego Municipal Code).

The DEIR notes in table 5.1.1, page 5-1-63 that “steep hillsides, which qualify as ESL’s would not be impacted by the project.”

However, DEIR Figures 3-1 and 3-12 show that the proposed parking structure and pedestrian bridge will have direct impacts on ESL lands identified as having a greater than 4:1 slope. The proposed parking structure and pedestrian bridge are designed to extend into ESL lands.

*The FEIR should confirm or correct the statement in table 5.1.1 and explain the expected impacts to ESL and mitigation as a result of the proposed parking structure and pedestrian bridge.*

**d). Habitat Fragmentation:**

Recognizing that the project extends on a narrow finger of mesa top surrounded by MHPA lands through which wildlife move, the California Department of Fish and Wildlife (CDFW, Scoping Letter, 5/5/21) writes that to avoid habitat fragmentation of the MHPA, fencing around the site's perimeter should be designed to keep people out, but to allow wildlife to move through it.

The DEIR addresses "wildlife corridors" in section 5.4.3 (5.4-6 and 5.4-15), but it *does not* address the CDFW concern with wildlife movement and habitat fragmentation or mitigation related to project fencing on the development site.

***The FEIR should explain how the project will avoid habitat fragmentation and assess strategies to facilitate the movement of certain wildlife species across the project.***

**e). Direct and indirect impacts to sensitive, rare or threatened species *immediately adjacent* to the Project site.**

The CDFW (Scoping Letter, 5/5/21) advises that the DEIR should include discussion of impacts to biological resources and rare and sensitive species in "adjacent areas that could also be affected by the Project." And in "adjoining habitat areas... where site activities could lead to direct or indirect impacts off site."

However, the Alden Biology Letter Report notes that the DEIR includes a "survey of existing resources on 20 acres to be developed".

***The FEIR should include a full survey of adjacent areas and adjoining habitat lands that could be affected by direct or indirect impacts of the project.***

***The project sits atop a mesa surrounded by MHPA lands on steep slopes that include a variety of rare and or sensitive species. Biological assessment and prior survey by CDFW reveal that a number of these species and habitat areas are immediately adjacent to and downhill of the project site. E.g., location of California Gnatcatchers, San Diego Barrel Cactus, and Wart Stemmed Ceanothus – reported within 40 feet of the project site. Given the circumstances and proximity of rare and sensitive species, the FEIR should discuss potential and foreseeable impacts to these species in adjacent and adjoining areas and specific mitigation for these impacts.***

**f) Focused surveys for sensitive species.**

The DEIR discusses sensitive plants and animal species on p 5.4-4 through 6.

The CDFW (Scoping Letter, 5/21/22) also advises that the DEIR included focused surveys for selected sensitive species, and it lists a number of sensitive species known to exist or have existed recently in the area.

However, the DEIR, Biology Letter Report (BLR) notes that “No focused sensitive animal species surveys were conducted.” (BLR, 2) Rather the DEIR notes that a method “opportunistic” survey was adopted. 5.4-5

***The FEIR should explain why no focused studies were conducted and the potential impact of this omission on sensitive species identified by CDFW and others with a high likelihood to exist on site or immediately adjacent to it.***

One species known to live on the slopes immediately to the east and west of the site is the **Orange Throated Whiptail** lizard, an MSCP recognized species. See confirmed observations on iNaturalist:

[https://www.inaturalist.org/observations?place\\_id=829&subview=map&taxon\\_id=194092](https://www.inaturalist.org/observations?place_id=829&subview=map&taxon_id=194092)).

***The FEIR should include a focused assessment of sensitive species mentioned in the CDFW scoping comments, as well as a focused survey to assess impacts on the Orange Throated Whiptail lizard.***

The significance of focused species analysis is illustrated by comment 10i below. BMZ2 includes a large mature Nuttall’s Scrub Oak which is not identified in the BLR or figure 2-5.

**g). Impacts to sensitive, rare or threatened species: California Gnatcatcher**

The DEIR discusses sensitive animal species on p 5.5-5 and 6.

The DEIR identifies at least four California Gnatcatchers on and in the surrounding perimeter of the project site (Figure 2-5). The DEIR addresses the issue of construction impacts on California Gnatcatchers in the Biology Letter Report, (p 14-18)

Project construction is proposed to last for 68 months (ES-4), which could include at least 5 nesting seasons for California Gnatcatcher and other protected birds.

***The FEIR should explain how the project will avoid impacts to these sensitive species while being able to progress over this period.***

**The UCPG recommends** that the project should follow CDFW and City guidelines to avoid impacts of construction to nesting birds, including raptors and passerines such as the California Gnatcatcher.

Given the presence of California Gnatcatchers surrounding the site, **the UCPG recommends** that the project avoid construction during nesting season.

**h). Direct and indirect impacts to sensitive, rare or threatened species: Impacts to San Diego Barrel Cactus**

The DEIR discusses sensitive plants on p 5.5-4 and 5. It reveals at least 20 sensitive San Diego Barrel Cactus immediately to the west of the Project boundary and the proposed Brush Management Zone 2 in the SE corner area of the project adjoining Building E (Biology Letter Report, Figure 3, DEIR Figure 2-5).

***The FEIR should confirm that there are no individual San Diego Barrel Cactus in this cluster of twenty that are on the project site, and it should disclose potential impacts and mitigation strategies to protect them.***

***The FEIR should explain how the project will avoid impacts to off-site Barrel Cactus that are within feet of the project and BMZ 2 boundaries and it should outline potential impacts and mitigation for impacts to Barrel Cactus off-site.***

Good sense indicates that brush management on a steep and unmarked chaparral slope immediately adjacent to these identified species may very likely impact them. The DEIR claims that because these plants are outside the project boundary, “impacts to this species will not occur.” This claim is not fully creditable.

***The FEIR should explain how the project will avoid impacts to sensitive species on the project/BMZ boundary and outline the potential impacts of immediately adjacent Brush Management activities and strategies intended to mitigate them.***

This reinforces the recommendation of the CDFW that “the DEIR should include a discussion regarding indirect Project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands” (5)

**The UCPG recommends** that among its strategies, that the project should carefully identify the project boundaries and the edges of Brush Management Zone 2 on the southwest facing slopes including and adjacent to the Barrel Cactus to ensure that BMZ activities do not extend beyond the project site and have unintended impacts on sensitive species located immediately adjacent to or on the project boundary.

***The FEIR should evaluate the impacts of withdrawing ‘Brush management’ zones to within the retaining walls of the project.***

**i). Impacts to sensitive, rare or threatened species: Nuttall’s Scrub Oak.**

The DEIR discusses sensitive plants on p 5.5-4 and 5. It identifies a number of this species on and around the site. However, it does not identify at least one large Nuttall’s scrub oak in the BMZ2 at the SE portion of the site.

***The FEIR should explain how the project will avoid impacts to Nuttall’s Scrub Oak in its Brush Management Zone 2 in the SE corner of the project site. This section of BMZ***



***2 includes a at least one large Nuttall's Scrub Oak which is not shown in figure 3 of the Biology Letter Report.***

In the DEIR, the BLR survey does not show this sensitive species in this location.

***The FEIR should discuss potential impacts and mitigation for this sensitive species inside and adjacent to the proposed BMZ2.***

**j.) Impacts to sensitive, rare or threatened species: Wart Stemmed Ceanothus.**

CDFW (Scoping Letter, 5/5/21) reports an observation of Wart Stemmed Ceanothus within 40 feet of the project site, however this species is not shown in the Biology Letter Report.

The DEIR discusses potential impacts to sensitive species identified by CDFW on p 5.4-4 and 5. The plant survey took place on May 30, 2020, after the general bloom period for Wart Stemmed Ceanothus, so it is not surprising that the species was not identified through this method. In the absence of a focused survey, the DEIR is not convincing that this species is not present on site or in the area immediately adjacent.

***The FEIR should explain why it did not undertake a focused survey for this sensitive species and it should undertake to remedy this shortcoming including a discussion of impacts and mitigation if necessary.***

***The UCPG supports the recommendation of the CDFW (5/5/21) that the FEIR should survey lands adjoining the project site for this species and disclose potential impacts of the project and strategies to mitigate them.***

**k). Adjacent Resources – Vernal pool impacts**

***The FEIR should evaluate impacts to disturbed vernal pool in the MHPA lands immediately adjoining the site, east of the proposed parking garage, and it should outline steps to avoid and mitigate impacts. See pool visible in photo 29, (Figure 3, Biological Letter Report). This site should be surveyed for vernal pool species listed in attachment D of the Biological Letter Report.***

The DEIR discusses wetland impacts on p 5.4-21, but it does not mention the disturbed vernal pool among its discussion of indirect effects on MHPA resources.

***The FEIR should explain how excavation and the construction of a subterranean parking level in the Parking Structure (see ES-4) will avoid impacts to vernal pool habitat in the MHPA lands immediately to the east of the project boundary, a few feet from the proposed Parking Structure.***

**l). Impacts of Fuel Modification – Brush Management**



The DEIR discusses Brush Management on pages 3-9 and 3-10 and 5.4-17-18.

***The FEIR should confirm that no Brush Management activities will take place in the MHPA on or off the project site.***

***Given the proximity of sensitive species on site and in un-surveyed areas immediately adjacent to the project site, the FEIR should explain how brush management activities will impact sensitive species and habitats, such as Nuttall's Scrub Oak, Coastal Barrel Cactus and Scrub Oak Chaparral, and it should explain how brush management activities will be designed to avoid impacts to adjacent lands and species inside the MHPA.***

***To avoid impacts to sensitive species and habitats on the project site and immediately adjacent to it, the FEIR should assess the impacts of confining brush management activities to within the retaining walls surrounding the project site, and/or making modifications be made to retaining walls to allow removal of BMZ outside the walls.***

**m.) Impacts to Coastal Zone.**

In the DEIR, the Biology Letter Report notes that “the project site is not within the Coastal Zone” (BLR, 3). However, Figure 3-1 shows that the northeastern portion of the site is inside the Coastal Zone. The DEIR notes that the project is within the Coastal Zone (5.1-14) and requires a Coastal Zone Permit.

***The FEIR should correct this discrepancy and assess specific impacts of the project to the Coastal Zone on site and in adjoining Coastal Zone.***

***The FEIR should assess and report impacts on resources in the adjoining Coastal Zone.***

**n). Invasive Species – removal of existing invasive plants and prevention of future use**

The City of San Diego General Plan states under Policy CE-G.1: Preserve natural habitats pursuant to the MSCP, that it is city policy to “Remove, avoid, or discourage the planting of invasive plant species.” (DEIR, 5.1-67).

The DEIR discusses landscaping and invasive plants in section 5.4.3, p 5.4-17. See also BLR, 15.

The DEIR notes that the project does not include any new invasive plant species in its landscape plan.

***The FEIR should confirm that the Project will avoid using any invasive plant materials, including plants listed on CNPS list of invasive species.***

However, the DEIR does not address existing invasive plants that are part of the current project which have escaped into adjoining ESLs.

**The FEIR should address the foreseeable impacts of the existing invasive plants on the property and their impacts on adjoining sensitive lands, and it should seek to meet the letter and spirit of General Plan policy CE-G.1 by addressing steps to remove them.**

*This includes especially invasive plants in those areas marked as “ornamental” in Biology Letter Report, Figure 3, in particular highly invasive Pampas Grass which is widespread through this area as well as in the area described as BMZ2 along the west facing slope at the SE corner of the property.*

*In particular, the FEIR should address the impacts of existing Pampas Grass on the site and in adjoining lands down slope where it has escaped from this property, including potential steps to remove it.*

*The FEIR should evaluate the impacts on the MSCP and adjoining sensitive lands of removing the existing invasive plant species that exist on the project site and those which have escaped from the project site into adjoining public lands, which are part of the City MHPA.*

These invasive plant impacts were caused by the management of this property, and they are the responsibility of the property owner to redress. They should be resolved with the completion of this project.

**o). Bird Strikes:**

The DEIR discusses bird strikes in section (10.3.6)

*The FEIR should address steps to eliminate potential bird strikes.*

The Project includes five buildings up to 95 feet in height on a narrow headland surrounded by City of San Diego MHPA. Adjoining lands are well frequented by MHPA covered species, including Cooper's Hawk, Harrier, and federally threatened California Gnatcatcher.

In the context of a discussion of bird strikes, the DEIR notes that because the project is not IN the MHPA it will “largely avoid direct impacts to sensitive biological resources that occur in the MHPA areas adjacent to the Project site.” (10.3.6)

Given that the project is surrounded by MHPA lands, and that birds, and other wild species do not recognize property lines, and that structures with significant glass features, especially those adjoining open space lands pose a well-known danger to bird species, this explanation is not credible.

*The FEIR should explain how the project will avoid foreseeable bird strikes that will result because of the project's design and location. This explanation should reflect the latest science.*

*The FEIR should address specific design features and impacts of project design that carefully follows the recommendations of the CDFW to avoid direct impacts to birds:*

*“Bird Safe Architecture: further avoidance of direct impacts to birds, particularly migratory species, can be achieved through incorporation of “bird safe” elements in architectural design. Elements such as glazed windows, well-articulated building facades, and minimal nighttime lighting are encouraged to reduce collisions of migratory birds with buildings. Large flat windows, reflective glass, and transparent corners are strongly discouraged. CDFW recommends that the City follow as many of these guidelines as appropriate when considering structure design, as described in San Francisco’s Standards for Bird Safe Buildings (the document can be found online at: [https://sfplanning.org/sites/default/files/documents/reports/bird\\_safe\\_bldgs/Standards%20for%20Bird%20Safe%20Buildings%20-%202011-30-11.pdf](https://sfplanning.org/sites/default/files/documents/reports/bird_safe_bldgs/Standards%20for%20Bird%20Safe%20Buildings%20-%202011-30-11.pdf)).*”

**p). Noise impacts**

The location of the project in the midst of MHPA habitat preserve poses significant impacts to adjoining lands as a result of amplified events throughout the project area.

The DEIR addresses the issue of construction noise impacts on one species, California Gnatcatchers, in the Biology Letter Report, (p 14-18) and on page 5.4-18-20, 5.1-23, and 5.11-12. but it does not address noise impacts from project operations on other wildlife or the MHPA as a whole.

*The FEIR should explain how the project will avoid noise impacts to adjoining habitat lands, including potential impacts from amplified events on site, and including how the project will enforce this restriction.*

*The FEIR should assess noise impacts and potential mitigation for the three Building Generators for Buildings A, B, C, and D, which are located on the outer edge of the project site adjacent to MHPA lands, including adjacency to the reported locations of threatened Coastal California Gnatcatchers. See Biology Letter Report p 14-15.*

**q). Non-lethal removal of snakes**

The DEIR does not address this issue.

*The FEIR should explain how the project will avoid lethal impacts to wildlife, including in particular snakes, which find their way onto the project site, and it should*

***outline potential impacts and strategies to enforce non-lethal protocols for snake removal.***

Lethal removal of snakes and other native wildlife that enter the project sites pose a significant threat to species populations in adjoining habitat lands. Development of an irrigated project with large numbers of people in the midst of MHPA lands ensure that wildlife, including reptiles, will enter the project site. Non-lethal removal of these creatures represents best practice in land and property management. This restriction should be written into lease agreements with tenants.

**r). Avoid use of rodenticide**

The DEIR addresses the potential impact of toxins related to the project on page 5.1-15 and 16. The Alden Biology Letter Report discusses the impact of pesticides and other toxins spreading beyond project boundaries, but the DEIR does not address the issue of rodenticides on MHPA habitats and protected species. (BLR, p 14)

As the CDFW Scoping Letter (5/5/21) indicates, the use of rodenticides for pest control poses a significant threat to native birds and wildlife as poisons used for rodent control cascade into natural food chains, killing not only rodents but protected birds and other species. Best practices for land, habitat and property management include the avoidance of rodenticides for rodent control.

***The FEIR should assess potential impacts of rodenticides and other pesticides on wildlife and explain how it will prevent lethal impacts to raptors and other predatory native wildlife as a result of pest/rodent control. It should explain how the project will enforce this avoidance with tenants over time.***

**s.) Potential for Hazardous materials on site**

The DEIR discusses toxic materials as a result of the project on p 5.1-15 and 16. However, it does not address the potential for existing toxics on the site or their impacts on project tenants and surrounding wildlife.

Site surveys and aerial photographs reveal that the site has recently been used for a variety of activities including truck spray downs and clean outs that may have washed hazardous materials onto the site, including temporary water retention basins that may have previously been used to collect this wastewater.

***The FEIR should assess the potential for hazardous materials or waste existing on site as a result of the site's former uses, and it should assess the impacts of these materials on the project and its tenants. This includes especially settling ponds, retention basins, project cleanout sites, and materials storage areas.***

Approved December 13, 2022, by the UCPG

Andrew Wiese, UCPG Board Member  
Chris Nielsen, UCPG Chair

**APPENDIX:  
DEIR Comment Bullets by Andrew Wiese for UCPG Discussion**

**Proposed DEIR comments:**

**Towne Centre View Draft Environmental Impact Report**

**UCPG TCV Subcommittee: Collected Comments.**

**1) Project Landscaping Plan.**

The DEIR addresses landscaping in section 3 pages 8-9.

The UCPG strongly supports the project's use of native plants in project landscaping throughout the site. This is an important step toward preservation and enhancement of biodiversity and environmental resilience in the city and in its MHPA in particular.

The UCPG recommends that the project plant palette remove Chinese Elm.

**2) Conveyance of Open Space to City of San Diego.**

UCPG supports the establishment of conservation easements and conveyance of 3.9 acres of on-site MHPA to the city's MHPA through transfer in fee simple and/or dedication.

UCPG recommends that the city Parks and Recreation Department Open Space Division Deputy Director approve the transfer and dedication of on-site MHPA to the city preserve.

UCPG supports addition of open space easements and conveyance of 3.9 ac to City MHPA.

The dedication should take place as part of the approval of the project.

**3). Range of feasible alternatives:**

The UCPG agrees with the California Department of Fish and Wildlife (CDFW) in its scooping comment letter of 5/5/21 that the TCV EIR should include a range of feasible alternatives to ensure that alternatives to the Project are fully considered and evaluated.

The UCPG recommends that these alternatives include **a reduced parking option that *eliminates or substantially rescales the parking structure in the SE corner of the project.*** This option would address impacts to visual resources, transportation, and assure that the project successfully contributes to the city's critical climate action goals.

**4) Visual Impacts**

The FEIR should study a feasible alternative designed to reduce impacts to public views of Coastal Zone, Ocean, and Sorrento Valley from Towne Center Drive.

UCPG recommends that the FEIR should study project alternatives that do not include the proposed parking garage at the SE corner of the project site.

The proposed parking will have significant visual, aesthetic, and scenic impacts by obstructing a scenic vista across nearly four miles of the State Coastal Zone, including the Sorrento Valley, Peñasquitos Lagoon and Pacific Ocean. This is one of the few – if not the only – publicly accessible views of the Ocean in the University Community east of Interstate 5 or outside of the Coastal Zone.

This vista and surrounding canyon vistas offered from public rights of way are listed as a “scenic resource” on page 221 of the *University Community Plan*, 1987.

The FEIR should study project alternatives that avoid un-mitigatable impacts to scenic views of Sorrento Valley, the Ocean, and Coastal Zone from the public right of way on Towne Center Drive.

#### **5) Transportation/Mobility: Parking**

The Project should reduce the proposed number of parking spaces. The DEIR indicates that the project will include 2,500 spaces for an estimated employment of 3,000 people, a ratio of 5:6 or 1 car per every 1.2 employees.

Reduction of parking is the single most concrete step that project can take in reducing actual automobile reliance and vehicle miles traveled as a result of this project.

Given its actual distance from accessible transit, the proposed Project is likely (absent reduced parking) to remain reliant on automobile transportation at ratios far exceeding Climate Action Plan targets (2020 or 2035), which reflect critical state and global needs.

Therefore, the FEIR should reduce the number of proposed parking spaces and evaluate project designs with alternative parking ratios designed to encourage alternative (non-automobile) modes of transportation including minimum parking ratios.

The DEIR addresses paid parking on page 5.2-30 as one of the required TDM measures. The project should ensure that paid parking is not circumvented by tenants reimbursing employees for parking. ***This restriction should be written into lease agreements with tenants.***

#### **6) Transportation Mode Share: Meet CAP targets for 2020 and 2035**

**Project should plan to meet the Mode share targets for 2020 AND 2035** as set forth by the City of San Diego Climate Action Plan.

The CAP illustrates the need to shift transportation mode share city-wide through conformance with Climate Action Plan targets. This is especially critical for “Urban Village” employment hubs such as UTC. If projects in this transit rich area do not meet mode share goals, the city will not meet its CAP goals and it will fail beyond that to address the climate crisis that the CAP reflects. Reduced auto, and increased bicycle and transit mode share is essential to shifting mode share overall. The project should at minimum meet mode share goals for 2020. Given the expectation that the project will not be completed for a number of years, the FEIR should explain why it may not be appropriate to plan to meet mode share targets for 2035.

The San Diego Climate Action Plan highlights the importance of meeting mode share targets. For Mode Share Targets see: <https://www.climateactioncampaign.org/mode-share-report>, tables 1 and 2.

#### **7) Add Rooftop Solar Panels**

The Project should include the installation of photo-voltaic panels on rooftops, as well as parking areas and other structures.

#### **8) All Electric Buildings.**

Design buildings to be fully electric with the exception of gas utilities necessary for laboratory tenants.

#### **9) Sustainable Building: LEED Gold**

UCPG recommends that the project meet at minimum LEED Gold status.

#### **10) Biological Resources**

##### **a). Edge effects - Unauthorized Entry**

Appropriate fencing and signage should be used to **prevent unauthorized access** to the MHPA from the whole perimeter of the project site. This comment reinforces that scoping comment of the CDFW (5/5/21).

##### **aa) Light impacts:**

The DEIR addresses lighting in section 3.2.4 on page 3-11.

The FEIR should confirm that the project will use *fully* shielded outdoor lighting to prevent light overspill into MHPA/adjoining lands.



The project should eliminate or mitigate indoor lighting shining at night from the interior of buildings. Consider automatic indoor shades to prevent night lighting from attracting nighttime bird strikes, especially during migration.

**b). Habitat Fragmentation:**

The UCPG agrees with the CDFW (5/5/21): To avoid habitat fragmentation of the MHPA, fencing around the site's perimeter should be designed to **keep people out, but to allow wildlife to move through** it.

**c). Direct and indirect impacts to sensitive, rare or threatened species *immediately adjacent to the Project site.***

The FEIR should include a full survey of **adjacent areas** and **adjoining habitat lands** that could be affected by direct or indirect impacts of the project.

This survey should include specific assessment of species mentioned in the CDFW scoping comments, as well as **Orange Throated Whiptail** lizard, which exists on the slopes immediately to the east and west of the site.

The project sits atop a mesa surrounded by MHPA lands on steep slopes that include a variety of rare and or sensitive species. Biological assessment and prior survey by CDFW reveal that a number of these species and habitat areas are immediately adjacent to and downhill of the project site. E.g., location of California Gnatcatchers, San Diego Barrel Cactus, and Wart Stemmed Ceanothus – reported within 40 feet of the project site. Given the circumstances and proximity of rare and sensitive species, the F-EIR should discuss potential and foreseeable impacts to these species **in adjacent and adjoining areas** and specific mitigation for these impacts.

This reinforces the comment of CDFW (5/5/21) that the DEIR should include discussion of impacts to biological resources and rare and sensitive species in “**adjacent areas that could also be affected by the Project.**” And in “**adjoining habitat areas...** where site activities could lead to direct or indirect impacts off site.”

The Alden Biology Letter Report notes that the DEIR includes a “**survey of existing resources on 20 acres to be developed**”.

**d). Impacts to sensitive, rare or threatened species: California Gnatcatcher**

The project should follow CDFW and City guidelines to avoid impacts of construction to nesting birds, including raptors and passerines such as the California Gnatcatcher.

Given the identified presence of at least four California Gnatcatchers on the surrounding perimeter of the project site, the UCPG recommends that the project avoid construction during nesting season.

**e). Direct and indirect impacts to sensitive, rare or threatened species: Impacts to San Diego Barrel Cactus**

The DEIR reveals at least 20 sensitive San Diego Barrel Cactus immediately to the west of the Project boundary and the proposed Brush Management Zone 2 in the SE corner area of the project adjoining Building E (Biology Letter Report, Figure 3).

The FEIR should ensure that there are **no individual San Diego Barrel Cactus in this cluster of twenty that are on the project site**, and it should disclose potential impacts and mitigation strategies to protect them.

The FEIR should outline potential impacts and mitigation for impacts to Barrel Cactus off-site that are within feet of the project and BMZ 2 boundaries. Good sense indicates that brush management on a steep and unmarked chaparral slope immediately adjacent to these identified species may very likely impact them. The DEIR claims that because these plants are outside the project boundary, **“impacts to this species will not occur.”** This claim is not fully creditable.

The FEIR should outline the potential impacts of immediately adjacent Brush Management activities and strategies intended to mitigate them.

This reinforces the recommendation of the CDFW that “the DEIR should include a discussion regarding indirect Project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands” (5)

In the SE area adjoining the identified population of Barrel Cactus, the project **should carefully identify the project boundaries and the edges of Brush Management Zone 2** to ensure that BMZ activities do not extend beyond the project site and have unintended impacts on sensitive species located immediately adjacent to or on the project boundary.

**The UCPG recommends that the Project revise and withdraw** ‘Brush management’ to within the retaining walls of the project.

**f). Impacts to sensitive, rare or threatened species: Nuttall’s Scrub Oak.**

Avoid impacts to Nuttall’s Scrub Oak in Brush Management activities. The proposed Brush Management Zone 2 in the SE corner of the project site includes Nuttall’s Scrub Oak which is not shown in figure 3 of the Biology Letter Report. FEIR should discuss potential impacts and mitigation for this sensitive species inside the proposed BMZ2.

**g.) Impacts to sensitive, rare or threatened species: Wart Stemmed Ceanothus.**

CDFW reports an observation of Wart Stemmed Ceanonthus within 40 feet of the project site, however this species is not shown in the Biology Letter Report.

UCPG supports the recommendation of the CDFW (5/5/21) that the FEIR should survey lands adjoining the project site for this species and disclose potential impacts of the project and strategies to mitigate them.

**i). Adjacent Resources – Vernal pool impacts**

Evaluate and avoid impacts to disturbed vernal pool in the MHPA lands immediately adjoining the site, east of the proposed parking garage. See pool visible in photo 29, (Figure 3, Biological Letter Report). This site should be surveyed for vernal pool species listed in attachment D of the Biological Letter Report.

**j. Impacts of Fuel Modification – Brush Management**

The DEIR discusses Brush Management on pages 3-9 and 3-10.

The FEIR should confirm that **no Brush Management activities will take place in the MHPA** on or off the project site.

Given the proximity of sensitive species on site and in un-surveyed areas immediately adjacent to the project site, UCPG recommends that **brush management activities be confined to the retaining walls surrounding the project site**, and/or that **modifications be made to retaining walls to allow removal of BMZ outside the walls**.

**k). Invasive Species – removal of existing invasive plants and prevention of future use**

The Project should avoid using any and all invasive materials, including plants listed on CNPS list of invasive species.

In addition, the Project should commit to **removing the existing invasive plant species** that exist on the project site and those which have escaped from the project site into adjoining public lands, which are part of the City MHPA.

These invasive plant impacts were caused by the management of this property, and they are the responsibility of the current property owner to redress. They should be resolved with the completion of this project.

This includes especially invasive plants in those areas marked as “ornamental” in Biology Letter Report, Figure 3, in particular highly invasive Pampas Grass which is widespread through this area as well as in the area described as BMZ2 along the west facing slope at the SE corner of the property.

**Remove Pampas Grass:** All Pampas Grass on site and in adjoining lands down slope where it has escaped from this property should be removed as a condition of this project.

**l). Bird Strikes:**

The project should eliminate potential bird strikes.

The Project includes five buildings up to 95 feet in height on a narrow headland surrounded by City of San Diego MHPA. Adjoining lands are well frequented by MHPA covered species, including Cooper's Hawk, Harrier, and federally threatened California Gnatcatcher.

Project design should carefully follow the recommendations of the CDFW to avoid direct impacts to birds:

“Bird Safe Architecture: further avoidance of direct impacts to birds, particularly migratory species, can be achieved through incorporation of “bird safe” elements in architectural design. Elements such as glazed windows, well-articulated building facades, and minimal nighttime lighting are encouraged to reduce collisions of migratory birds with buildings. Large flat windows, reflective glass, and transparent corners are strongly discouraged. CDFW recommends that the City follow as many of these guidelines as appropriate when considering structure design, as described in San Francisco’s Standards for Bird Safe Buildings (the document can be found online at: [https://sfplanning.org/sites/default/files/documents/reports/bird\\_safe\\_bldgs/Standards%20for%20Bird%20Safe%20Buildings%20-%202011-30-11.pdf](https://sfplanning.org/sites/default/files/documents/reports/bird_safe_bldgs/Standards%20for%20Bird%20Safe%20Buildings%20-%202011-30-11.pdf)).”

**m). Noise impacts**

Because of the location of the project in the midst of MHPA habitat preserve, the project should avoid amplified events throughout the project area to avoid noise impacts on adjoining habitat lands. This restriction should be written into lease agreements with tenants.

**n). Non-lethal removal of snakes**

The project should prohibit lethal removal of snakes that enter the project site. Development of the project in the midst of MHPA lands ensure that wildlife, including reptiles, will enter the project site. The project should commit to non-lethal removal of these creatures. This restriction should be written into lease agreements with tenants.

**o). Avoid use of rodenticide**

To prevent lethal impacts to raptors and other predatory wildlife, the project should commit to avoid the use of rodenticides for pest control. This restriction should be written into lease agreements with tenants.

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

January 10, 2023

**Directors present**, directors absent

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA), Steve Pomeranke (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

1. **Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:03 pm
2. **Agenda: Call for additions / deletions: Adoption.**
  - *Adopted by acclamation*
3. **Approval of Minutes: December 13, 2022.**
  - *Adopted by acclamation*
4. **Announcements: Chair's Report and CPC Report**
  - a. Chair's Report:
    - i. CN: A few reports by others:
      1. Towne Centre View EIR discussion by Stephanie Saathoff / Clif Williams:
        - a. Stephanie: The comment period for the EIR closed on Jan 6<sup>th</sup>. The responses included five (5) letters including the one provided by University Community Planning Group. Appreciate the thoughtfulness of the letter and the opportunity to get started addressing comments. Expected to be back with responses on Feb. 7<sup>th</sup>, a week before the Feb. 14<sup>th</sup> UCPG meeting.
          - CN: Will docket item for next meeting, assuming it goes as planned.
      2. UC Community Library: Melissa Martin:
        - a. The San Diego Public Library and Library Foundation is updating the 20-year library master plan which will guide the development of buildings, programs. services over the next 20 years, We are looking for comments on this

process. We have already held 15 meetings at branches in the system, and on February 16<sup>th</sup> at 4pm, the UC Community Library will hold an outreach meeting and give the opportunity to provide public comment on the master plan. You may attend any session (it does not have to be at this library). There are opportunities to use QR codes or the website to answer a survey.

- b. The Library has been in the community for about 50 years. We are having an anniversary party on Saturday April 29<sup>th</sup> so please share memories, photos and stories of the library.
- c. The Library is hiring ½ time job with benefits hiring entry level position now. Looking to hire about 40-50 positions.

ii. CN:

- 1. The CPC did not meet in December.
- 2. Torrey Pines project is scheduled for February but has been postponed in the past.
- 3. In our redistricting process, many representatives are still organizing their offices, so we will wait to be assigned representatives for various offices.

## 5. Presentations:

### **Councilmember Kent Lee: Kent Lee / Sheldon Zemen**

- Sheldon Zemen: Green bin rollout is expected to occur in June/July. The transportation department is working on a variety of streetlights that are out in UC, but there are only 2 people who work on streetlights in the City. Kent is planning to speak at the planning group meeting in March.

### **Councilmember Joe La Cava/Krissy Chan.**

- No representative is present. These updates are likely to occur quarterly.

### **Membership Report: Anu Delouri**

- AD: For those attending for the first time, UCPG is the University Community Planning Group, which is the officially recognized organization that represent both North and South University City. The group reviews and provides

recommendation on land use and development projects and issues that fall within university planning area. The group is an advisory group that meets on second Tuesday of the month. If interested in membership, please contact me.

**Plan Update Subcommittee: Andy Wiese, Chair**

- AW: Last meeting was in November. The meetings in October/November took feedback from public and subcommittee members on the land use proposals published in May. The City came back in November to work on two land use scenarios A & B and took further public comment on those. The City Planning Department has been working on finalizing some of the land use scenarios and are in the process to produce discussion draft. The City does not plan to hold meeting in January but will hold its next meeting on February 21<sup>st</sup>.

**Mayor Todd Gloria: Michaela Valk**

- CN: Representative not present, expected to attend every 2-3 months.

**Senator Brian Jones: Marc Schaefer**

- Marc Schaefer:
  - Representing Senator Brian Jones and the 40<sup>th</sup> district that includes all of University City east of I-5. The district itself includes one million constituents. Senator Jones was selected as minority leader for the Republicans in the Senate. We have a unique situation where both the majority and minority leaders are from San Diego. Senator Jones has worked on bills related to gas tax holiday for 1 year to relieve gas prices and worked on senate bill 31 to remove homeless encampments near schools, parks and places where families gather. Open to bill ideas but approaching the deadline. The office is also open to internships and to celebrating milestones and recognizing community efforts.
  - Real ID deadline has been extended to May 7, 2025. Pandemic state of emergency ending at the end of February and as of March 1<sup>st</sup> we will no longer be under state of emergency from the pandemic.
    - CN: The provision to allow zoom meetings is covered under the state of emergency. We will have to look to city council for extension to hold meetings via zoom.



- Marc: We could explore potential legislation for planning groups to have hybrid meeting. Please contact our office if there are strong opinions about that.

### **UC San Diego: Anu Delouri**

- AD: Winter quarter began 1/9/23 and students are back on campus. UCSD is a highly sought after University. It is the 2<sup>nd</sup> most applied to university in the country, after UCLA. College rankings continue to have UCSD listed amongst the top universities in the world, including 15<sup>th</sup> overall in the US and 20<sup>th</sup> in the world. We need to provide them with world class education and have invested \$7B in new connections, medical labs, and housing. There has been one living and learning neighborhood completed, one in construction and one in the planning phase. Efforts to make increased access to on-campus student housing, provide housing at most affordable rate. In 2023, 3 new housing opportunities are to open in successive years adding 5,700 beds on campus in 2025. Theatre District open in fall 2,000 undergrad beds, pepper canyon west 1,300 single occupancy transfer/upper division transfer in 2024, in 2025 open addition 2,400 beds in Ridgewalk North living and learning neighborhood which will begin in fall and it has yet to go to UC regents for budget/design approval. It was originally planned at 2,000 beds and was increased beds to 2,400. Associated with the Theatre District Living and Learning Neighborhood UCSD submitted application for public right of way vacation of 0.3 acres at the entrance of Revelle College Drive. In 1995, there was an exchange of parcels with city/campus for almost equal amounts of land and this 0.3 seem to have been left out in the documents.
  - IK: Where natural open space for students will be? Students have appreciated access for their mental health. No longer have access to Scripps coastal reserve. So where will this open space be?
    - AD: The main campus has approximately 1,200 acres in la Jolla and University City. We have 1/3 of the campus is natural open space between eucalyptus grove and ecological reserve lands – all of which will stay intact. While not natural open space, there is a big focus to create a lot of open space in these learning centers. Buildings growing taller so can achieve that balance.

- AW: Pleased to hear about the extra 400 beds, what happened in last 5 years since long range development plan.
  - AD: provided some data based on memory and indicated she would follow up with AW providing the requested information. Goal is to provide housing on campus for 4 years for those students who want housing on-campus for 4 years, but not every student wants to live on campus so the goal is to house 65% to allow for those who choose to live off campus. By 2028, UCSD would be largest residential campus in the United States.
- JS: Where is the living and learning center planned for 2025?
  - Adjacent to Ridgewalk, near Hopkins parking structure and the library. It is a redevelopment project.
- AW: Laurie Phillips asked how many students have been added? What about projects beyond 2025?
  - AD: Student population of 42,000 students graduate and undergraduate students. The long-range plan projects 42,400 students. If students increase beyond that, we will have to look at and vet for environmental impacts. Don't have a number of enrollment/growth off-campus, won't have until enrollment closes. There will be additional bed projects in 2025 and 2028. Chancellor also interested in providing staff housing for faculty/staff housing.
    - Continued discussion of number of beds versus number of students enrolled.
- PK: It is encouraging to see additional units are planned but whether units affordable to the students?
  - AD: Based on housing costs, they are competitive and lower than other universities.
- IK: Public review of new housing projects will be easier than theatre district with no ability to give public input because there was no public presentation?
  - AD: After 2018, the projects have been addendums to long range development plan. Checks and balances each of CEQA issues looked against long range plan to see if new impacts. Addendum will

come out but released 10 days prior to UC regents meeting. Not going to be EIR/MND, it will be an addendum to long range development plan.

- IK: How many comments did you get from university on LRPD?
  - Don't know the number but can check

**MCAS Miramar: Kristin Camper**

- KC: Getting ready to do more VIP visits. Secretary of the Navy will be here mid-February. Hanger construction will commence and include demolishing one old top gun hanger for an F35 hanger and demolishing the other top gun legacy hanger next year. Will impact ability to host visiting squadrons so it will be less busy overall.
  - Diane Ahern: Will there be an air show?
    - Yes. Dates this year 22<sup>nd</sup> – 24<sup>th</sup> of September. There will be an innovation expo as part of the airshow.
  - AW: Cemetery is expanding on the base. More information? Concerned about wildlife corridor in that area.
    - KC: Not very fresh on this, but there were a few different phases but the footprint stayed out of rose canyon area. They are currently working on second phase and working with the city to build a protected right pocket into the cemetery off of Nobel Drive.

**CIP Subcommittee: Georgia Kayser**

- GK: No report this month.

**6. Public Comment: Non-Agenda Items (2-minute limit).**

- Diane Ahern: Happy New year, great to see everyone and thank you for dedication to the planning group. UCCA hosts public meeting 1/11 via zoom, much of university experienced redistricting start to get to know new representatives tomorrow night at UCCA and hear more about library. UCCA will public a print newsletter in February always looking for community contributions and advertising.
- Barry Bernstein: Remind attendees the importance of oversight of pure water construction to be actively engaged in the process and to make

sure they know someone is watching what they do and how they schedule and will be given feedback as project moves forward. Focus on monitoring the areas near schools and intersections.

- CN will attend community meetings if when they set the next one
- Bill Beck: Any information on Seritage?
  - CN: No. that will go forward under the plan update. Don't think there's anything else there.
- AW: We haven't heard about the UCFBA, DIF from city. Maybe time to refresh our annual request to City that they offer us a presentation?
  - CN: Made request to councilmember as highest priority request.
    - Sheldon: Please send an email and Sheldon will contact city personnel to determine when they can come out to the group for a presentation.
- JS: Status of Costa Verde?
  - CN: No information.

**7. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited.**

- CN: We will have to figure out what will happen past March 1<sup>st</sup>, but for February meeting, can entertain vote regarding virtual meeting for February.
  - Nancy Groves: Instead of city just saying it is on zoom because of matters related to public health, how about citing more people attend citing zoom.
  - Motion CN to hold February UCPG meeting virtually for public health reasons / 2nd by PK
    - *Motion Carries: 17-Yes, 0-Abstain, 0-No*

**8. Action Item: Election to be held March 14, 2023, for new UCPG board seats. Appointment of an Election Subcommittee. The deadline for declaring candidacy for a seat below is February 14, 2023, by email to Chris Nielsen at [cn@adsc-xray.com](mailto:cn@adsc-xray.com). Each incumbent has announced for re-election. Seat Held by:**

- Resident 1A: Karen Martien
- Resident 2A: Chris Nielsen
- Resident 3A: Sasha Treadup
- Business 1A: Carol Uribe
- Business 2A: Fay Arvin
- Business 3A: Neil DeRamos

**Both UC Libraries will be available for ballot drop-off during operating hours from March 6 to March 13. In person voting will be 5PM to 8PM March 14 at 10300 Campus Pointe Drive. The action is to approve the procedures for the election.**

- CN: Upcoming elections for UCPG. Will need to appoint election subcommittee. Each of the candidates indicated they plan to run again. Ballot drop off will occur at the library's from March 6<sup>th</sup> – 13<sup>th</sup> which can be printed from the City's website. In person voting will take place from 5-8pm on March 14<sup>th</sup> at Campus Point Drive. Election committee to be announced in February.
  - o JS: Who can vote? Will we advertise this?
    - CN: Anyone who is a UCPG member, must file a membership form to be a member by February 14, 2023. We can put in Diane Ahern's newsletter.
- ATV Motion to approve election procedures as presented / 2<sup>nd</sup> CN
  - o *Motion Carries: 17- Yes, 0-Abstain, 0- No*

**11. Information Item: Continuation of the discussion from November, the relationship of building design and emerging technology to the Climate Action Plan. Roger Cavanaugh, presenting.**

- CN: Building design and emerging tech for CAP.
- RC:
  - o Presented on building design and emerging technologies related to Climate Action Plan. The goal of the conversation is for the board to make more informed decisions on how infrastructure impacts climate action goals, for the University City Community to increase its participation in creating a sustainable and healthy future, and to consider the role played by building technology and building design in lowering energy use and carbon emissions and reconnecting with nature.
  - o RC reviewed PC recording and there seemed to be a disconnect between the elevated climate goals and what the city was proposing. The strategies to reach net carbon neutrality by 2035 include things like:
    - All trips to include 25% walking (now about 3-4%) and 10% cycling (now 1%)
    - 15% transit modes by 2035
    - Reduction via Telecommuting
    - Reduction of 15% VMT

- 100% energy Greenhouse Gas Free
- Increase in tree canopy from 13% to 35%
  - Only ask developers to care for trees for 5 years. Trees can be in planters and they don't do well there.
- Concern is there isn't a lot of confidence this will happen with these measures.
- Discussion of eco district as part of the community plan
- New technologies associated with these strategies need to be separately considered
- Discussion:
  - IK: Thank you for that presentation, appreciate the depth. This is not outside of our consideration that we need a paradigm shift, unfortunately we are so late that it needs to be a dramatic one. Whatever we approve as our role in the planning group, strive for best possible outcome. Conference in biodiversity in Montreal, taken call for 30% of natural preserve by 2030. Need a paradigm shift, unacceptable for any project to come before us and not use all of the technologies and information they can.
    - RC: not too late, never too late. We could create an eco-district and as a sample project, we could go for funding.
  - AW: Thank RC for bringing together a global movement for more sustainable cities. Living at the edge of a precipice, world we are leaving for our children face a potentially calamitous future and we can no longer simply push that off. We have provided leadership in this arena and have been way ahead of the city of sustainability for two decades. We have pushed for development happens here to recognize what a resource we have around us and how to preserve/protect it.
  - Kelly Lyndon: Thank you Roger. A more tactical suggestion, in the Climate Action Plan Measure 1.2 states there will be a policy in 2023 to decarbonize new buildings and all new residential/commercial buildings eliminate natural gas, increase efficient energy efficiency, increase distributed energy generation and storage and increase EV charging stations. The policy is in draft and would be a good opportunity to make comments on that draft.
    - CN: Excellent suggestion, please send email with that reference, I'll make sure we're watching for it for when the relevant hearings are.

- RC: will likely come up for discussion in CPC meeting as well.
- Debbie Knight: Thank you Roger and all others. Appreciate Kelley bringing this forward because issues with CAP and decarbonize new buildings. We had discussion with Towne Center View and they're using fossil fuels and it will take 6 years to get a high tech/high end biotech campus constructed. I find it pretty shocking. To consider yourself in the forefront of high-end biotech space and not decarbonizing? That is pretty shocking. One of the problems we have as a planning group, we don't have political clout at the city. Not sure if there's the clout or willingness to make them do what should be done based on climate action goals. We do have to speak up, leadership on this is coming from some developers and we appreciate the ones taking more of a leadership roles but pushing and asking the questions about this is really important. But we have this project right before us (Towne Center View) that seems to be out of step from the things we're talking about.
- RC: The more we take charge, the better, to work together on collaboration/consensus. Would like to hear from other members of the subcommittee. We're going to a period in 23/24/25 that will be more divisive and chaotic than we could have imagined and our unity, developing consensus working together is very important. Will send some follow up thoughts and documents and can review.
- SP: can you share the presentation with the group?
  - RC: yes.

**12. Adjournment: Next Meeting will be February 14, 2023, via zoom.**

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Virtual Meeting Via Zoom  
February 14, 2023

**Directors present**, directors absent

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Andrew Parlier (AP), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Carey Algaze (CA), Steve Pomerence (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

1. **Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:04 pm
2. **Agenda: Call for additions / deletions: Adoption.**
  - *Adopted by acclamation.*
3. **Approval of Minutes: January 10, 2023.**
  - *Adopted by acclamation.*
4. **Announcements: Chair's Report and CPC Report**
  - a. Chair's Report:
    - i. CN:
      1. Towne Center View expects to have final EIR released at or around Mach 1<sup>st</sup> which gives UCPG 2 weeks to review before UCPG presentation. Subcommittee reviewing will likely have another meeting once EIR is released.
      2. Costa Verde: CN had discussion with Randy Levinson, an executive in charge of Costa Verde who informed us that Alexandria submitted Substantial Conformance Review which may be complete in next couple of months. Demo permits have also been submitted and are a couple months away from completion. Alexandria is also waiting for the process with SDGE to be done simultaneously or before the demo is done. Demo should start in summer and take 4-6 months. Decision to proceed with construction will proceed with an "economy based" decision.
      3. CPC: City is evaluating the Street Preservation Policy which governs the repairs necessary after a utility/cable



company has dug it up. CPC also discussed the memo of Councilmember LaCava, Councilmember Lee, and Councilmember Whitburn regarding the efficiencies in development services. The issues largely center around staff shortages. CPC and other boards will resume in person meetings in March– all members of board and plan update subcommittee members must attend meetings in person, but the public may attend in person or remotely.

- a. Barry Bernstein: Concerned about the intersection of Nobel and Genesee because the pure water brings the pipeline across Nobel to the corner (SE corner) and the coordination of the infrastructure for projects is needed. Also, there was an unusual event with US army tactical training that involved Costa Verde – and hope UCPG would push envelope to get answers.
- b. William Beck: Any update on Seritage?
  - i. CN: As far as I know, it is not pursuing a plan update. It will be handled the same way as other parcels in the community plan update process.

## 5. Presentations:

### **Congressman Peters:**

- Today is commemorated by the report by Circulate San Diego, Making the Most of the Mid Coast Trolley. Worked on this project for 20 years and it is a tremendous visionary opportunity for us and encourage you to think about the future as University was planned – to include a thriving campus, thriving jobs and a lot of housing with this infrastructure next to it so again, encourage you to imagine this area over the next decade and think of this trolley as an asset that can help facilitate more job and housing growth that features more walking and biking.

### **Councilmember Kent Lee: Kent Lee / Sheldon Zemen**

- o Kent Lee:
  - University City is part of District 6 which also includes Kearny Mesa, Mira Mesa, Sorrento Valley, and portions of Scripps Ranch, Miramar and the air station. I went to UCSD,

lived in the district for the last 16 years, have 2 young kids, and served on local planning group for 10 years.

- Our offices have hit the ground running. We are mostly fully staffed, searching for Director of Communications. Sheldon is our community representative and lives in UC as well.
- Initial priority of our office is to respond to direct constituent needs –we had the largest number of reports after the storms across the city. The Mayors’ office deployed teams 24/7 to work off the backlog. Can use community’s help in identifying potholes, street light issues and other infrastructure needs. Our Budget priorities/memo outline streets and streetlight and infrastructure needs that have not met the standard, but a lot of those items can be residential driven over time.
- We were excited that the streetlight over Regents was repaired last Wednesday and is fully lit and operational.
- Serves as the Chair of the Active Transportation and Infrastructure Committee. The City has a significant lack of infrastructure and identified over \$5B of deferred maintenance (stormwater, streets, streetlights). The Committee is determined to identify funds in city budget but also county, state, and federal level to deliver that infrastructure money back into the community. There is an equity conversation in the city that focus resources south of the 8 in communities that have historically lacked investment, but we want to insist that we don’t forget communities that have been a part of San Diego for 5-7 decades who are also lacking investment.
- The team is working on linear parks off of Regents. Will need to work with all city departments to transfer land to appropriate entities to create the parks that have identified as priorities by the community.
- Also serve also on the budget committee, economic development committee, Land Use and Housing committee and Rules committee.
- Policy centered around– housing/homelessness mobility and infrastructure.
- The team is following pure water project closely since the digging up of the streets is not happening in the timeframe

we recalled, so pushing to understand that and get better communication.

- Katie Rodolico: In the Plan Update Subcommittee, planning was very clear that the linear park land would never transfer. Do you know something we don't?
  - Lee: It is difficult, but we need to be able to accomplish it. We have formal requests to city attorney office to determine who owns the land. So, we are just at the starting point of this effort.
- CN: Any update on the university facility benefits assessment program?
  - Lee: No update yet
- Sheldon Zemen: Organic waste bins will be out in May/June. Report any community repairs in the Get it Done App and we are here to help ensure it is addressed. The Balboa Park pass program provides families of low income to be able to have a pass to Balboa park for 1 year. So far, there are 80-90 families responding. Be sure to sign up for our newsletter at [sandiego.gov/cd6](http://sandiego.gov/cd6).
- AW: thank you for following up on the linear park. Discussion of importance to develop them as parks. Discussion on get it done app and mapping issues.

#### **Membership Report: Anu Delouri**

- AD: For those attending for the first time, UCPG is the University Community Planning Group, which is the officially recognized organization that represents both North and South University City. The group reviews and provides recommendations on land use and development projects and issues that fall within the University City planning area. The group is an advisory group that provides recommendations to city officials and meets on the second Tuesday of the month – next month in person. We have 3,785 members eligible to vote at the upcoming election, added 73 members this past year. There are 74 businesses registered, with 2,894 residential members from district 1, 332 from district 2, and 485 in district 3. Election is scheduled to be held in person next month, March 14<sup>th</sup> from 5-8 PM and there will also be a ballot box at UC

libraries from March 6-13<sup>th</sup>. If you would like to vote, you need to submit the membership application by midnight tonight.

**Plan Update Subcommittee: Andy Wiese, Chair**

- AW: The Plan Update Subcommittee has been on hiatus since November when the city took feedback on two (2) potential land use scenarios that will be studied as we move forward to community discussion draft, which is hopefully going to be released to us in March. Next week, for the February meeting, we will discuss mobility. The group will meet in person at the UC High School Media Center Library at 6pm.
  - GK: Are there efforts to make these meetings hybrid?
    - CN: Will need to see capabilities of the university high room. Board members will have to meet in person no matter what. The hybrid will be for the benefit of the public.
      - GK: Consider owl camera – not sure if we have funding to purchase that but would be a great investment so we can have these hybrid meetings.
        - AW: Would second that and anyone else who may have tech expertise.
  - NG:
    - Regarding hybrid meetings, we don't control SD unified facilities, so it is more difficult to coordinate the technology. There are City of San Diego Facilities available which may be a little easier but those locations are not in the community. Also, a lot of people are asking to have the meetings be in person, so we wanted to be responsive to that request. We are open to hybrid though. We have reserved the UC High School location for several months so the group can use the room if that is preferred.
    - Regarding the discussion draft, we are shooting for March but I cannot promise that timing as there needs to be a lot of internal reviews so it may come in April.
    - Also, a lot of people have emailed about land use but we have not received any comments that are not consistent with scenario B.

**Mayor Todd Gloria: Michaela Valk**

- Michaela Valk: I was Mayor Gloria's representative for University City when he was in the Assembly and became the Director of Community Engagement and again have District 6 in my area. I am catching up on a lot and appreciate CN/Diane Ahern getting me up to speed. My reports will focus on homelessness and infrastructure, given that these are the top two (2) priorities of the Mayor and that constituents bring up most. While we don't have as big of an unsheltered population in UC, we are all impacted by this issue. We have increased the shelter system by 60%, converted library to women's shelter with 36 beds, and are looking into the Travel lodge site on Logan Avenue to serve 164 households, and have also received \$2.4M in state funding for encampment resolution grant. The mayor has also been involved in the CARE Act to allow conservatorship of unsheltered individuals. County will be one of the first to implement conservatorship. Planning staff will host workshops to receive input on Housing Action Package 2.0 on February 21 and March 13.

**Senator Brian Jones: Marc Schaefer**

- Marc Schaefer: This Friday is the deadline for bills for this session of the senate, so will have an update on that next month. The senator sent a letter to President Biden regarding the middle-class tax relief and confirmed that it will be exempted from IRS taxes. Governor has declared end of month will be end of pandemic emergency order— that is why the Brown Act exemptions are being lifted. Senator sent a letter to join legislative audit regarding the housing sexually violent predators in San Diego and Rancho Bernardo, A copy of this letter is on his website. The senator is co-author of AB46, a state tax exemption for retired service members. If there are any issues with state agency, our office is ready to help.

**UC San Diego: Anu Delouri**

- AD: I am the Director of Campus Community relations at UCSD. We are planning a UCSD Open House on Monday Feb. 27<sup>th</sup> from 5:30—7:00pm at the UCSD Faculty Club. The Chancellor is anticipated to attend and provide opening remarks. It will be in an open house format to meet and mingle with staff and colleagues from variety of departments.

**CIP Subcommittee: Georgia Kayser**

- GK: No report this month.

**Sara Jacobs Office: Kathleen Dang**

- Kathleen Dang: Community Representative, born and raised in San Diego, lived in Clairemont for last 30 years. A small portion of UC, South of Governor Drive from the 805 to Regents is in Congresswoman Jacobs jurisdiction. The team can help with federal casework related to the IRS, passports, Medicare, social security. Congresswoman Jacobs was elected as a leader in democratic caucus, amplifying San Diego on the national level. Safe Streets for All provided \$500K in federal funding for improving streets in city of San Diego.

**6. Public Comment: Non-Agenda Items (2-minute limit).**

- Diane Ahern: Happy Valentine’s Day. First want to give a shout out to those who contribute to the newsletter – this edition has much news and community contributors. There is a Pure Water update on the cover, summary of public meetings, and more. It is Heart Month and the north UC library will host a “hands only” CPR class with training next week Feb. 23<sup>rd</sup> at 1pm for 1 hour.
- Melissa Martin: The South UC library on Governor will be hosting an open house on Thursday, February 16, at 4 PM for the Library Master Plan.

**7. Action Item: PRJ-1074775, North Torrey Pines Public Right of Way Street Vacation. UC San Diego is requesting the city to vacate 0.3 acres of Right of Way on the east side of North Torrey Pines Road at its intersection with Revelle College Drive. This corrects an oversight from approximately 30 years ago. Presenter: UC San Diego Real Estate**

- Andrew Kiesling, UCSD real estate department joined by and Jimmy Elmore, land surveyor at Hunsaker, and AD. Presenting a request to vacate 0.3 acres of right of way that occurs on campus land east of NTP road. The proposal does not modify the street /sidewalk, but rather removes a sliver of right of way on campus land that was left unaddressed since 1993. This proposal corrects that oversight from 30 years ago. We plan to build an entry way and sign in the area to be vacated.

- AW: To clarify, the street vacation covers land from the curb or side of sidewalk onto campus land and doesn't cover Torrey Pines road?
  - AK: correct.
    - AW: What is the history of this?
      - AD: 1993, there was an even exchange of land between city and UCSD to benefit transportation improvement projects and there was a land exchange to widen Genesee, La Jolla Village Drive, and Regents Road; this sliver was an oversight.
- *Motion to approve: AW / 2<sup>nd</sup> CN.*
  - Motion Carries
  - *Yes- 14, No-0, Abstain -0*

**8. Information Item: UCPG Election Candidate's Forum. Each person running for a seat on the UCPG board is offered the opportunity to give a two-minute Candidate Statement describing their goals for the UCPG. Election procedures will be reviewed for the March 14 UCPG election. Tonight is the deadline for announcing your intention to run for a UCPG board seat either at this meeting or by emailing me at [cn@adsc-xray.com](mailto:cn@adsc-xray.com).**

The declared candidates so far are:

**Resident 1A: Karen Martien**  
**Resident 2A: Chris Nielsen**  
**Resident 3A: Sasha Treadup**  
**Business 1A: Carol Uribe**  
**Business 2A: Fay Arvin**  
**Business 3A: Neil DeRamos**

**Both UC Libraries will be available for ballot drop-off during operating hours from March 6 to March 13. In person voting will be 5PM to 8PM March 14 at 10300 Campus Pointe Drive.**

- CN: Are there any additional nominations? None presented, We will take candidate statements and please also provide them to CN in writing so they can be published in the UCCA Newsletter.
  - KM: Lived in and worked in UC since 1995 and have been on the board since Nov 2021. Density in UC has been increasing since 1995 and will be increasing in the coming decades. My goal is to ensure growth happens that enhances quality of life for all residents, celebrates and protects the natural beauty, is

located close to live/work/play, and also considers our climate action goals. I am interested in the infrastructure to mitigate the traffic increase that comes with growth and am interested in pedestrian and cyclist safety issues. I helped get the intersection at Governor and Genesee improved. I have lived in north UC, south UC, have been a renter and homeowner and lived here as a student, young professional and parent raising two young children.

- ST: I have lived in UC for 10 years and San Diego for my entire life. My goal is to promote a walkable University City, encourage a green University City and to protect Rose Canyon. I am also interested in bike lanes, reflected in way I foresee the future for UC.
- CU: Been UC resident since 1984 – interested in preserving quality of life here in University City and the structure that we’re all used to. Need to grow but preserving the way of life is an important factor.
- FA: Living in UC since 1998 and I have rented and owned a home in the community and I have run a business in the area. I love UC and enjoy being part of the group.
- ND: My name is Neil DeRamos and I’m a Senior Director, Operations, for Irvine Company. I’ve been with Irvine Company for 11 years and currently oversee a portfolio of commercial office buildings in UTC, Mission Valley and Downtown. I’ve been a UCPG board member for the last 2 years and I’m declaring to re-run for 2023 representing district Business-3A. My goal is to continue adding value to the growth of UC and participating on topics impacting the residents and businesses of this community. This group is very passionate about weighing-in on topics such as new development, transportation, impacts on the environment and our safety, just to name a few. I enjoy participating in our growth and would love to continue my role with UCPG.
- CN: Currently a board member of UCPG, elected 5 years ago in 2018 and became chair at the same time, goal to help guide the group to revise bylaws to confirm to new council policies governing operations of planning groups, guide the UCPG through plan update, and I have a lot of experience working on the city-wide Community Planners Committee and its



subcommittees reviewing housing and the land development code.

- CN: Reminders for the elections – both UC libraries will be available for ballot drop off during regular business hours from March 6<sup>th</sup> to 18<sup>th</sup>. Voting instructions are available on the UCPG agenda webpage as of March 1<sup>st</sup>. In person voting will take place from 5pm to 8pm March 14<sup>th</sup> at 10300 Campus Point Drive on the 2<sup>nd</sup> floor (Alexandria 2<sup>nd</sup> floor).
  - Debbie Knight: Hope Alexandria will put up directional signs off of campus point for the election.

**9. Information Item: Building design and the Climate Action Plan. Continuing the discussion on how planners and community members can best support San Diego's CAP goals of net zero carbon emissions by 2035. Roger Cavanaugh, presenting.**

- RC: Continuing the conversation on the city and state requirements for 2035 and 2045 for net carbon zero. Will require some heavy lifting and propose to get our arms around it with little bits at a time. It will be a large change in terms of sustainability and infrastructure. Tonight, will plan to look at a few variables to consider while evaluating projects and look at ways other cities are moving towards a new paradigm –a biophilic paradigm.
- AW gave a summary of accomplishments we have made on behalf of the environment – suggest we write that up because it is very valuable on a number of grounds.
- We need to be more invested in the process than we have been. Gather new information and stay current with what's going on and be more active in how we use that information.
- While we are often under criticism as a planning group of not being so representative –on issues of the environment we can say the board does represent the community consensus.
- Recognize expanding definition of what the environment is. We need to consider herbicides/pesticides and the energy consequences of using fossil fuel-based products.

**10. Adjournment: Next Meeting will be on March 14, 2023, in-person at 10300 Campus Pointe Drive, second floor. This will be an in-person only meeting.**

**UNIVERSITY COMMUNITY PLANNING GROUP**  
**MEETING MINUTES**  
**MARCH 14,2023**

1. **Call Meeting to Order:** CN, chair, shortly after 6PM. Meeting was held in person at 10300 Campus Pointe Dr., Second Floor, San Diego, Ca.
2. **Agenda: Call for additions/deletions.** CN noted Amended Agenda, renumbering items. Adoption w/o objection.
3. **Attendance/Quorum:** Attendance was taken, and a quorum confirmed.

Present were Chris Nielsen (chair)(CN), Roger Cavanaugh (RC), Neil De Ramos (NdR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson Wood (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Anu Delouri (AD), Carol Uribe (CU), Andrew Parlier (AP), Karen Martin (KM), Linda Bernstein (LB), and Sasha Treadup (ST).

Absent were Andy Wiese, Kristen Camper, Petr Krysl, Carey Algaze, and Steve Pomeranke.

**4. Chair's report and report of Nick Reed from the Clairmont Planning Group**

Chair, Chris Nielsen:

CN Discussed the new meeting rules post pandemic emergency, indicating there are different rules for executive board meetings (all board members must attend in person) and for ad hoc meetings (subcommittee, for example, where members may attend virtually).

The UC Plan Update meeting will be held in person on 3/21 6-8PM at UC High School. The plan update meeting on 3/21 will take additional comments from the community on any aspect of the plan. Emphasis will be on the five Focus Areas. Comments from the October and November meetings are being incorporated into a spread sheet of comments. Additional comments will be added to the spreadsheet from this 3/21 meeting. The Planning Dept is still working to produce this spreadsheet.

The April UCPG meeting will have the presentation of the Community Discussion Draft of the updated plan with only one other action on the agenda. Discussion of the Community Draft will continue at the plan update subcommittee in April, May, and June. The Discussion Draft is expected to be released on April 4.

The July UCPG meeting will consider the recommendation of Plan update subcommittee to UCPG which will in turn make a series of comments to the city for revising the Discussion Draft.

UCPG is currently working on zoom capability for hybrid meetings – examining if we might also use high school for UCPG meeting.

Nick Reed, Chair Clairmont planning group chair and vice chair for community planning group:

Clairmont PG is waiting for the plan update – 3-year delay.

Elections next week for Clairemont PG.

Housing projects approved by group with 240 units. Of those, likely 10-15 units affordable. 1 to 3 bedrooms. Bruce Klee is the owner.

[Facebook.com@clairmontpg](https://www.facebook.com/clairmontpg) on Facebook for Clairmont Planning Group

## 5. Presentations

Councilmember Kent Lee:

Dustin Nguyen (Kent Lee’s Director of Community Engagement) replacing Sheldon Zemen, presented.

Active transportation Survey released a workplan which is available online. The city council will use all committee work plans to create a joint workplan.

Budget process began for FY 2024. Crash course on line 3/23 at 5:30.

Kent Lee’s will have a meet and greet on 3/18 in front of Stanley Rec Ctr at 10:00 along with many staff.

CN called for Questions. RRW asked “is council in discussion with the School District regarding how the school district may assist the city achieve the Climate Action Goals, i.e., using electric school buses to transport students to schools and reduce roadway congestion and conflicts between work and school traffic. Dustin said the council is in discussion with the school district.

Plan update subcommittee – AW and Nancy Graham were not available. See Chair’s comments above.

UCSD

CN-There was a meet and greet with Chancellor at the UC San Diego Faculty Club.

CIP

GK -No report at this time on CIP Subcommittee

Pure Water

CN - no report; Pure Water will be alternating between UCCA meetings and UCPG meetings.

## 6. Public Comment

Lou Rodolico, Chair of UC Fire Safe Council (FSC), presented maps and results of a Brush Management Assessment the FSC commissioned and funded, with a display of high fire severity areas. The Fire Safe Council is identifying fire hazards in the community and hired biologists Merkel & Associates, Inc. to identify these hazards. This report is available on request. We are trying to identify areas where the city needs to make corrections i.e., in high density areas and in brush management zones 1 and 2 where 100 feet of brush needs to be cleared along the top of the slopes of canyon. We are looking for grant money and grant writing assistance to help the city. If you have

additional brush management areas of concern in the community, bring this to our attention. We are accepting additional donations to promote fire safety in UC. On Saturday 3/18, from 12 noon to 3PM, the FSC is giving away carbon dioxide detectors at the South UC library for residents of UC (one detector per household). ID is required to show residence in UC.

Roger Cavanaugh – what we might do to support climate goals and sustainability. What to do to create infrastructure that will be ecofriendly. JS suggested identifying a network of people and organizations with similar goals in the area.

- 7. Action item: PTS 624751, Towne Centre View project. Project recommendation based on the Final Environmental Impact Report, Towne Centre View Subcommittee recommendation, and presentation. The project consists of: Land Use Plan Amendment, Site Development Permit (SDP), Coastal Development Permit (CDP) & NDP amending SDP #2758 & CDP #117798, Tentative Map with Public Right Of Way and Easement Vacations for the construction of a research and development and office campus with six buildings totaling 1,000,000 SF located at 9908, 9881, 9893, and 9897 Towne Centre Dr. Process 5. Clif Williams, Latham & Watkins, and Emilie Colwell, T&B Planning, presenting. Also presenting, Kris Kopensky, VP of Biomed.**

Kris Kopensky: Worked with UCPG subcommittee on project over many months. Happy to be making this final presentation and hopes the PG will make a recommendation of approval.

Clif Williams: The project is at the end of Town Ctr Dr. in Eastgate Tech Park. Site designated for scientific research and open space. Open space will not be touched except for 0.01 acre of MSCP. Seeking 1 million sq ft of development and secured a plan amendment in November 2020. .86 floor area ratio planned, way under max of 2.0. Have finding of no hazard to Miramar flights by the FAA. Site already graded and developed with grading walls around site and will not extend into the MHPA. Adds 3.98 acres of open space into MHPA although it does take away an 0.01-acre piece. The plan will unify the site, get rid of most surface parking and locate it underground. A Site Development Permit, Neighborhood Development Permit to comply with neighborhood overlay, Coastal Development Permit, Tentative Map to re-subdivide the parcels, with vacation of the cul-de-sac at end of Towne Centre Drive. Architect comments: creation of an urban park on the campus to reduce the number of people leaving site. Bird safe glazing on windows. Native West Nurseries joined the team as landscape architect and have improved the plant palette. Lighting to be directed away from MHPA. Barrel cactus is outside of the area of impact and brush management zones. No mapped vernal pools are in the area. Fish and Wildlife did not contradict anything in EIR.

Sustainability features – LEED gold; electric ready (fully electric build out capable); onsite Photo Voltaic panels with battery storage; plants all drought tolerant and native species; 10% reduction in carbon; on site bike storage and showers; supports micro mobility hubs; employee shuttle to solve last mile problem; significant electric charging for cars; fit-well certification.

Transit will be integrated into the Project with an employee shuttle to transit, and transit concierge facilitating all forms of mobility, including reduced price transit passes for employees. EIR listed the only significant impact was on transportation and VMT. Reduced overall VMT after mitigation since we were required to reduce VMT by 32%. This is the first San Diego project to fully accomplish its VMT goal and be monitored by the city with penalties for not meeting them.

To address the view issue, we created a pedestrian resting area for the public near the parking structure to allow for a view of the coast and canyons.

Required paid parking on site. Parked to the code minimum.

Questions/responses:

AP: Asked about energy storage. Title 24 contains a requirement to reduce carbon. Ans: Shuttle access – 15 min headway during peak period and slightly less outside of peak. Size of bus based on demand. The bus will also stop at the super loop. Comment: Tenant vacancy? Ans: Project does not see a problem w/ life science space demands.

RC: Solar on top of all buildings? Ans: 80% of buildings must be solar but we don't know the demand until we get tenants. Q: When care for native plants what pesticides are used? Ans: We are committed to using best practices for native plants; the MHPA does not allow the use of normal herbicides adjacent to these areas. RC then discussed patent for fusion engine.

IK: Asked about area of MHPA on map – discussed city creation of maps unreliable. Fire response plan – walkways are also fire access roads. Can extinguish fires in open space now where could not before. Asked about fire evacuation – potential shelter in place with steel and glass bldg.

GK – What is the number of stories and current sq feet? Ans: 3 buildings of 200,000 sq ft currently on site. The community plan allows for 400,000 sq feet. Going from 3 to 6 stories.

ATV – Thanks for the process w/ UCPG subcommittee and consideration of components that subcommittee raised.

LB – Parking and site access by public? Ans: Parking levels are 3 ½ floors. Height from grade under 100 ft (est. 95). Additional public access beyond the area next to the parking garage unknown because of requirements for security of tenants.

Public questions/responses:

Lou Rodolico – Fire comments. How can you protect air quality inside? Can a use be created in the space used by the parking garage in the event cars are one day removed? Miramar didn't restrict bldg. height until 2008. Ans: Airport authority has reviewed and approved the building design.

Bill Beck – Use of charging stations for parking by the public? Ans: Parking is only for employees. The Irrigation system will also be used for exterior fire suppression.

Debby Knight – thanks for improving the project. The subcommittee voted to approve but she (DK) did not. One of those approving the project on subcommittee was a lobbyist and one works for a company working on the project. Water runoff can be a problem. Increase in size from max 400,000 sq ft

to 1 million is a problem. This is a precedent. I am concerned with that square footage increase particularly with MHPA interwoven in the area. Lack of public access to the site with the anticipated increase in housing development in the area is also a problem.

Kerry Santoro, subcommittee member. Impressed with changes. Disagrees with concern about precedent with increase sq. footage given the 3.9 acres increase MHPA. Millions upon millions of dollars contributed by the project to public facilities financing should reduce concern about the issue of public outdoor space and recreation.

GK- Asked about insurance issues with private property.

LB – Asked if more compromise is possible for public access. Ans: There is no way to tell in advance who the tenants will be so we cannot answer.

JS - Asked about possible fencing of one tenant property if tenant has security concern. Ans: There is no way to tell in advance who the tenants will be so we cannot answer.

RC – Project is a substantial step forward toward what we are looking for. Integrated and thoughtful approach even if it's not there 100%.

ATV - Motion to recommend approval of the project. Subcommittee recommended 4 to 1 to approve as presented if pedestrian resting area available to public. Second by AP.

John Rivas - Asked about efforts to build more local residential housing on different a site given this project given the large number of employees. Ans: Not really within the project scope.

Vote: In favor were RC, RRW, ATV, CU, AP, GK, KM, LB, FA, ST, JS. Opposed was IK. Abstaining were NdR and JA (work related conflicts/policy). Chair not voting. 11 Yes, 1 No, 2 Abstain. Motion to recommend approval as presented passed.

## **8. Information Item -Results of UCPG election.**

AD – Election results were as follows:

R1 – KM (52)

B1 – CU (1)

R2 – CN (7)

B2 – FA (3)

R3-JA (7)

B3- NDR (4)

## **9. Information Item PRJ 1058759**

Evan Wilson and his team presented the redevelopment of 11011 Torreyana Road consisting of a demo of existing building and construction of a new building for scientific research.

Native West will be doing the landscaping plan after this info item and the UCPG has given its suggestions. Biotech incubator is the current existing usage. Was purchased out of foreclosure. The project will provide a better pedestrian approach. Demo an existing and build 203,000 sq ft building with 2 stories over basement, over

4 levels of subgrade parking. MHPA is adjacent to the site. Construction impact area far away from steep slope and MHPA. Proposing use of solar windows that provide electric power to the building and to the grid. Bike share/storage and showers onsite. Low and no flow plumbing. Fully electric ready building. 54 EV charging stations. Q3 construction documents, 2025 construction start date, with finish in 2027.

Questions/responses:

CU: With 4-500 employees why is the number of parking spaces at 505?

JA – Surface parking is visitor parking? Ans: The garage is secure. Comment: Concern about edge parking, storm water and MHPA. Ans: Will do some water storage underground with tanks to avoid erosion down slope. There are two different regions on the slope, with the MHPA at the bottom.

JS – Suggested project interact with State Park Biologist Darren Smith on plant palette in addition to Native West to see if planned species are a concern for the adjacent Reserve.

LB – What is the number of prior and existing employees? Ans: had been previously 250-300 employees. Question about public access to site? Ans: no decision.

GK – Parking near canyon edge? Ans: 29 spaces planned on surface area near slope. Comment: Concern about runoff from parking lot.

IK – Concern about shape of building. Concern about triangular area on slope covered by prior building not revegetated by chaparral.

ST– Concern about parking area for delivery in 2 spots. Ubiquitous Energy is developing windows – question about bird strike coverings with solar windows. Distance to bus stop? Ans: adjacent to site. Comment: Bike parking concern.

RC – Are current pesticides fossil fuel based? Ans: will check.

KM – Building and paving of the whole site is a concern. Wants to get rid of exterior parking and put underground. Roof top solar? Ans: height restriction makes solar a problem but looking at awning and window solar. Comment: Wants to see parking spaces reduced to minimum required by city. Suggests electric availability with bike parking due to increased use of e-bikes.

AP – Asked if you considered a living roof. Ans: No, not with lab space height requirements and depth required for a truly living roof.

JA – Open space easement? Ans: Granted for all except building.

NdR - Existing building sq ft – 80,000 sq ft versus new building 203,000. Café/restaurant on site? Ans: not out of the cards.

Adjourned at 8:51PM.