

UC Plan Update Subcommittee

Preliminary Report to UCPG on the Community Discussion Draft of the UC Plan

June 9, 2023

Andrew Wiese, Chair, UCPU-Subcommittee, UCPG

Introduction

The Community Discussion Draft of the University Community Plan was introduced to the public at the April 11, 2023, meeting of the UCPG. It is detailed, comprehensive and complex. A large share of it is material that the community and subcommittee are seeing in detail and with specific language for the first time. A copy of the Draft can be found here: <https://www.planuniversity.org/>

It has many strengths and also areas for improvement. It is a Draft.

The Community Plan Update (CPU) has been ongoing for four and a half years. The process began in October, 2018 with a well-attended community workshop. The Community Plan Update Subcommittee of the UCPG was selected in January, 2019, and it has been working with the city to organize community feedback since then. The CPU Subcommittee has held over 40 public meetings.

The process has been dynamic, including the involvement of two mayors, three city council members, three planning directors, and three community planners, in addition to multiple planning section directors, urban designers, traffic engineers and other city staff.

Through it all, the CPU Subcommittee has been the one consistent body engaged with the process. Members are volunteers representing the interests of the UCPG, residents, businesses, community and business organizations, UCSD and MCAS-Miramar.

The Subcommittee is approaching the final stages of its engagement with the UC Plan Update. Our June meeting will be the third of three public meetings to establish Subcommittee recommendations on the Community Discussion Draft. Our goal is to provide recommendations to the UCPG, which will prepare its own formal feedback and recommendations to the City. After the June 20, 2023 meeting of the CPU Subcommittee, the Chair will prepare a final report to the UCPG with Subcommittee recommendations. The UCPG will review these at its July, 2023 meeting and prepare its own recommendations for the City.

The City will use these recommendations to prepare a revised draft of the Community Plan for Environmental Review later this summer. That process will include additional opportunity for public feedback, which may also be incorporated in the Plan. The Planning Department hopes to present the University Community Plan and Final EIR for approval by the City Council before the end of 2023. That process will include final recommendations and a vote by the UCPG, the Parks and Recreation Board and the Planning Commission before review by City Council.

As part of an information item for the UCPG at its June 13, 2023 meeting, I have prepared the following summary of **CPU Subcommittee Areas of Consensus** achieved to date. These include recommendations for Commercial Plazas, Affordable Housing and Displacement, Parks and Recreation and Sustainability. This summary reports dissenting views. In addition, It includes Chair's recommendations to both clarify and identify specific applications for Subcommittee recommendations.

This summary represents areas of concern and consensus to date, and it is subject to change.

Members of the public, including members of the UCPG, are welcome to submit comments on the Community Discussion Draft to the CPUS and the City of San Diego Planning Department **through June 30, 2023**. <https://www.planuniversity.org/> Please copy comments to the CPU Subcommittee Chair at awiese@sdsu.edu

Summary of Subcommittee Work and Recommendations So Far:

The Discussion Draft of the UC Plan includes the following Vision and Guiding Principles for the University Community. The Subcommittee participated in drafting these in 2019.

Vision and Goals: (see Discussion Draft, p. 13).

Vision:

“A diverse and dynamic community with renowned higher education, healthcare, scientific research and technology institutions and businesses connected through a robust multi-modal transportation network to a vibrant, mixed-use urban core and varied residential neighborhoods, which protects its unique natural habitat and canyon systems.”

Guiding Principles:

1) **Renowned Institutions:** The development of institutions that provide world leading research, higher education and healthcare which contribute to the built environment and support the economic growth and attractiveness of the community.

2) A Vibrant Mixed-Use Urban Core: A land use pattern that focuses growth into a vibrant urban core which contains regional transit connections and a distinct range of uses, character, streetscapes, places, urban form and building design as a leader in sustainability.

3) A Diversified Housing Inventory: A housing inventory that contains a broad range of housing types and costs to accommodate a variety of age groups, household sizes and compositions, tenure patterns and income levels.

4) A Center of Economic Activity: An employment center with scientific research, technology and office uses that provide jobs in proximity to residential, retail and visitor serving uses connected by transit that supports the economic viability and attractiveness of the community.

5) A Complete Mobility System: A mobility system that provides multi-modal options and a complete network for travel within the community and connectivity to the region, enhancing economic growth, livability and sustainability.

6) A Sustainable Community Integrated with its Natural Environment, Open Space, and Recreational Areas: Preservation of open space, watershed protection and improvement, restoration of habitat, enhancement of species diversity, improvement of population-based parks and recreation areas, and provision of connections for wildlife and people, contribute to community character, enhance quality of life, and preserve unique natural resources.

Strengths of the Community Discussion Draft

The Discussion Draft includes significant steps to meet this Vision and Principles.

It Includes:

- Potential for significant commercial and residential development. It reaffirms the goal of the CPU Subcommittee for fair housing with projects that will provide housing near transit and jobs, and importantly will include minimum requirements for on-site affordable housing.
- Robust new bike and pedestrian infrastructure, mostly in the street ROW where it belongs, including protected bike lanes on key corridors.
- Improved interface between UC and UCSD East Campus
- Flexibility for development through new “Mixed Use” zoning, which allows property owners to select uses that best meet their needs and estimation of the market at a given time.
- Progress toward the City’s Climate Action Plan through greater density of development, potential for more people to work and live in the same community, and transit oriented development near the Mid-Coast Trolley.

- Improved open space protection. The Update proposes open space dedication for four parcels of city land in Rose Canyon and Sorrento Valley/Roselle Canyon that have been a priority for the UCPG. The UCPG voted unanimously for this provision in 2020. The Draft also includes Supplemental Development Regulations to protect sensitive lands and open space adjacent to new development.
- Three new linear parks on Regents Road and Governor Drive and a pedestrian promenade on Executive Drive.
- On-site park requirements for residential developments
- On site public space requirements for commercial developments
- Shopping centers revitalized but not replaced.
- Two alternative land use scenarios for environmental review - a Staff Preferred Scenario and a Community / Subcommittee Preferred Scenario.

All of these are things the CPU Subcommittee has supported.

It does not include:

- A proposal to rezone single family areas for townhouses.
- The very high density “Scenario 1” which proposed redevelopment tripling UC’s population.

Special Areas of Subcommittee Concern :

Subcommittee feedback has emphasized several key areas of concern.

New Housing:

New housing has been an area of intensive discussion and debate. The plan includes land use changes with significant potential for the development of new housing. At full build out, the Staff Preferred Scenario (p. 31) would provide room for up to 32,500 new housing units and an estimated 59,000 new jobs. This is approximately a doubling of the residential and commercial intensity of the current UC Plan. The Community Planning Group Subcommittee Land Use Scenario provides room for approximately 22,500 new dwelling units and **xxx** jobs. These potentials are in addition to more than 10,000 units of housing completed or planned at UCSD since 2018, the start of the update, and scheduled for completion by 2025. Under either scenario, this is potential for more new housing than almost any community plan area in the city.

These potentials meet the goal established by the City and SANDAG in 2018 as part of a grant agreement that has supported the update process. This grant set a goal of 10,000-30,000 new units. The Discussion Draft of the Plan Update meets or exceeds that target under both scenarios. The Staff Preferred Scenario envisions potential housing for up to 80,000 new residents, compared to approximately 74,000 today, including students on UCSD campus. For context, the population of San Diego grew by approximately 79,000 between 2010 and 2020.

Affordability and Diversity of Housing

A major concern of the subcommittee, which the city has incorporated in the Discussion Draft, is the **affordability** of housing, new and overall. The Draft proposes a UC-specific inclusionary affordable housing requirement above and beyond the city requirement. This percentage is being studied, and we look forward to a robust proportion to ensure we have affordable housing where our jobs are.

Displacement

- Protections against displacement of lower and moderate income renters in the lowest priced housing in the Plan Area.
- Protection and expansion of community serving retail and services to meet the needs of the projected population.

One place where the issue of displacements comes into focus is in the principal retail shopping area in north UC, the plazas adjacent to the Nobel trolley station, west of I-5. The subcommittee is concerned that the proposed mixed-use designation unnecessarily puts residential and community serving retail in competition with more competitive uses such as biotech and high-tech. If the city is serious about housing in this plan it should not lose the historic opportunity to redevelop these plazas with community serving retail and housing. The Subcommittee recommends a land use designation of Community Village rather than mixed-use to protect these uses.

A second location where these concerns have drawn feedback are the commercial Plazas in South UC. A top priority is to preserve the grocery, pharmacy, and the small service and retail businesses located there. These form the backbone of this part of the community. The Subcommittee supports community feedback regarding protection of community serving uses, lower densities, rear and side setbacks, step backs in building height, and height limits scaled to the surrounding neighborhoods.

Our further concern, reflected in the Subcommittee scenario, focuses on displacement of the most affordable housing and the people who call it home. The plan's housing goal of a diverse and inclusive community is undermined if affordability is compromised and all the least expensive housing is replaced with luxury high rises. Gentrification and displacement of a diverse community is a danger here. The Subcommittee has raised specific concerns with potential for displacement of moderate-affordable rental housing at the southwest corner of Nobel and Genesee.

Density:

For the Housing Element, the Subcommittee scenario recommends a maximum of 143 dwelling units/acre in the University Community (compared to 218 du/ac in the Staff Scenario). This corresponds to the 6 to 10 story apartments in the Mesa Nueva area on the east UC San Diego campus, which show that dense, attractive, and affordable housing with green space and a vibrant street life may be developed in a format that serves all housing types from studios to three-bedroom apartments.

Parks

The community is deeply concerned about the park deficit proposed in the Discussion Draft. Even with roughly 3,000 Park Points attributed to redevelopment of residential and commercial property, the plan proposes a final parks deficit of 4,900 – a shortage of facilities for 49,000 people. Subcommittee feedback includes recommendations to resolve this issue.

Streets

Of particular concern to many residents are proposed changes to the lane configuration of Governor Drive east and west of Genesee given the four schools and the major community park located there. The Subcommittee has not reached a consensus on this question, but will discuss this proposal at the June meeting.

Areas of Consensus – UC Plan Community Discussion Draft - April-May, 2023

I. Consensus Recommendations: South University City Commercial Plazas.

(University Square, Governor Dr and Genesee Ave – “Vons plaza”
University City Marketplace, Governor Dr and Regents Rd – “Sprouts plaza”)

Ia. The Subcommittee supports the following general principles:

- Reduced height limits
- Rear/side setbacks and step backs
- Concentration of development along major streets and away from adjacent residential uses
- Use of public open spaces as a buffer between uses
- Reduced overall densities as compared to the Discussion Draft
- Protection of neighborhood commercial retail and services (e.g., grocery stores)

- Commercial plazas be zoned for community serving retail with housing as a secondary use
- Provision of adequate parking (one parking space per unit on site, no unbundled parking)
- Increase required square footage requirement for commercial uses in redevelopment
- Guidelines for improved internal circulation - pathways b/n new housing and retail and neighboring uses - e.g. library/schools

Ib. The Subcommittee supports the following specific policies:

- Univ. Square (Vons Plaza): Reduce max. density to 54 du/ac. 50' height limit. 30' rear and side set-backs.
- UC Marketplace (Sprouts Plaza): Keep density at 29du/ac. 40' height limit and 30' rear/side setbacks.
- Three corner parcels at Governor/Genesee (SW, NW, NE): Retain 29 du/ac, current height limits, and require 30 foot rear and side setbacks.
- Southeast corner Governor/Genesee: Density/height equivalent to adjacent plaza – 54du/ac, 50' height limit.

- **Modify SDR-7, p 198** to include 30' rear/side set back.

“SDR-7 Building Transitions: Building height shall transition under an established 45-degree angled building envelope plane sloping inward from the first 30 feet of a structure to the maximum structure height, for properties abutting single-family residentially areas designated in this community plan as shown in Figure 39. **Rear and side setbacks abutting residential uses should be a minimum of 30 feet.”**

[CHAIR’s recommendation]:

Modify SDR-7: to include building transitions for properties abutting low, low-medium, and medium density residential areas. Consensus recommendation does not distinguish between these housing types.

As written, it is unclear that SDR-7 would apply outside of South University City (the only area zoned for low density residential 5-9 du/ac). Specific zoning remains murky to the Subcommittee. Nonetheless, we should ensure that transition regulations apply to the wider range of **low through medium density housing** that exists in UC. Two/two-and-a-half story townhouse and condominium neighborhoods adjoin many of the commercial plazas in UC, and they deserve similar treatment and transitions to higher rise buildings as the single-family zones of South UC. Low-Medium and Medium Density housing types adjoin the University Square plaza (Vons), La Jolla Village Square (Trader Joes), La Jolla Colony plaza and Renaissance Towne Centre, as well as the University Towne Center.

This change reflects the consensus as well as the *intense and extensive* community feedback received on this subject.

SDR-7 Building Transitions:

“Building height shall transition under an established 45-degree angled building envelope plane sloping inward from the first 30 feet of a structure to the maximum structure height, for properties abutting **Low Density, Low-Medium Density, and Medium Density** single-family residentially areas designated in this community plan as shown in Figure 39. **Rear and side setbacks abutting residential uses should be a minimum of 30 feet.**”

Consensus continued:

- **Modify 1.2A, p 170** to require replacement of neighborhood services.

“Redevelopment of existing neighborhood services **must include** ~~should consider~~ replacement with a similar of same use.

- **Modify Policy 2.4 D, p 173** to require open spaces as buffer between uses.

~~“Require Use~~ open spaces, such as pedestrian plazas, paseos, greenways and courtyards, to serve dual functions as valuable community space and buffers between different uses.

- **Modify Policy 2.19A, p 175** to retain groceries on large commercial sites.

~~“Retain g~~ Grocery stores on large sites **must be retained** ~~where feasible~~.

- **Modify / Replace Policy 2.19D, p 175** to require parking with housing.

~~Consider unbundled parking to offset development cost and encourage use of alternative transportation modes.~~

“New residents should be encouraged to use alternative transportation modes, but to limit impacts on surrounding neighborhoods, at least one parking space per dwelling unit must be required.”

- **Modify SDR-19, p 200** to apply to community commercial, community village and neighborhood commercial; Sites that are 50,000 sq ft or more, require 25% commercial or greater. Sites that are 100,000 square feet shall maintain a minimum of 30,000 sq ft for commercial use.

“SDR-19 Retail and Commercial Services Minimums:

a) Sites designated community commercial, **community village, and neighborhood commercial** in this community plan that are equal to or greater than 50,000 square feet, shall maintain a minimum of ~~40~~ **25** percent of the gross floor area for commercial services and retail sales uses. The calculation of gross floor area shall include all buildings within the premises, including any existing buildings that will remain; and

b) Sites designated community commercial, **community village, and neighborhood commercial** in this community plan that are equal to or greater than 100,000 square feet, shall maintain a minimum of ~~45~~ **30,000** square feet of gross floor area for food, beverages and groceries use.”

1c. In addition, the subcommittee supports the principles of

- Limited development adjacent to MSCP (see Canyon Adjacent Development, below)
- Specific requirements for outdoor space in new projects (see Parks – Urban Public Spaces, below)
- A minimum affordable housing requirement (UC wide), on-site; no in-lieu (see V below).

Dissenting views: (density, and protection of groceries): Support policy to retain "community serving retail" but not to specify which uses. Market is changeable and we can't predict future needs. Support equivalent densities at Sprouts and Vons plazas. Sprouts is the more attractive for residential from a market perspective. Added housing in south UC gives more people access. New residents bring vitality to the community.

II. Consensus Recommendations: Regulations for Commercial Plazas throughout the Plan Area.

- Support commensurate standards for commercial plazas in North UC and South UC. (LJ Village Square/Shops at La Jolla Village, La Jolla Colony plaza, Renaissance Towne Centre, Costa Verde Center)
- Adopt Height limits (not specified); rear/side setbacks and step backs (30').
- Concentrate development toward main streets and away from adjoining residential areas.
- Use open spaces as buffer between uses.
- Protect neighborhood commercial services – i.e. grocery stores
- Provide adequate parking (one parking space per unit on site, no unbundled parking).
- Increase required square footage for commercial uses in redevelopment.

The Subcommittee supports the following specific policies (**see details in section I**):

- **Modify SDR-7, p 198** to include 30' rear/side setbacks.
- **Modify Policy 1.2A, p 170** to require replacement of neighborhood services.
- **Modify Policy 2.4 D, p 173** to require open spaces as buffer between uses
- **Modify Policy 2.19A, p. 175** to retain groceries on large commercial sites.
- **Modify/Replace Policy 2.19D, p 175** to require parking with housing.
- **Modify SDR-19, p 200** to apply to community commercial, community village and neighborhood commercial; sites that are 50,000 sq ft or more must have 25% commercial; sites that are 100,000 square feet shall maintain a minimum of 30,000 sq ft for commercial use..

[CHAIR]:

Recommendations on Commercial Plazas

- Support for Subcommittee consensus recommendations for commercial plazas in South University City and the parallel regulations for commercial plazas throughout the University Community.

In support, I note:

- *Visual diagrams that have depicted redevelopment potential for the SUC plazas throughout the plan update already incorporate these features.* This includes height limits, setbacks, step-backs, massing of new buildings toward main streets and away from adjoining residential, preservation of community-serving retail and parking. Indeed, at no time has the City presented or taken feedback on redevelopment that did not include these general features. These are planning features that should be applied to other plaza sites as well.

For reference, see below the images surveyed as part of the *Online Community Engagement Survey* (Fall, 2021) and presented as receiving support from 59% of respondents (see, Planning Department presentation, CPUS Meeting, Feb, 2022). These depict redevelopment with **clear height limits, setbacks, step-backs, massing away from adjacent residences, adequate parking, and preservation of groceries and other community serving uses at a rate higher than 15% of total sf**, among other features.

In the first diagram, the top row depicts the UC Marketplace (Sprouts) with the same footprint and setbacks as today (Option A was selected for the City's Preferred Scenario). Both options include buildings of up to four stories, stepped back from the lot line and massed along Governor Drive and Regents Road with structured Parking.

Images in the bottom row and in the second diagram depict University Square (Vons) with buildings set back and stepped back from adjacent housing and massed along Genesee Ave and Governor Dr. The image shows a new **grocery** building with the same footprint as today, emblazoned with the sign, "Vons." Buildings rise to three-five stories with a five or six-story building on the corner of Governor and Genesee. Retail/svc are preserved on the ground floors, structured parking is provided.

SDR-7, p 198 is a step in the right direction. Recommend incorporating setback requirement of 30' AND **applying it a wider range of low-moderate density housing** that exists in UC (see above). Townhouse and condominium neighborhoods deserve similar treatment and transitions to higher rise buildings as single family residence zones.

- Please write these expectations into the CPU in Table 6 section 1, and SDRs, p 198-200.

Governor Community Village

Existing: 700+ jobs
0 homes



Option A



Community Village

Option B



Neighborhood Village

SOURCE: (Planning Dept Presentation, Sept, 2021; Online Community Engagement Tool, Oct, 2021)

Option A



Community Village - Medium

Option B



Neighborhood Village - Medium Low



SOURCE: (Planning Department Presentation, Preferred Land Use Scenarios, CPUS Meeting, Feb 2022, p 31)

III. Consensus Recommendations: Nobel/Campus commercial plazas

(LJ Village Square/Shops at La Jolla Village)

Support planning for development above City of San Diego Coastal Height Limit with following conditions:

- New maximum height limit - range of 85-100'.
- Zone for housing and community serving retail (e.g., Community Village) NOT mixed use (avoid competition w biotech/high tech, etc.; preserve and expand community serving retail and housing on these two sites).
- Density at 143 du/ac
- Adopt same general guidelines for UC commercial plazas, as above, sections I-II: similar setbacks, stepbacks; mass development away from neighboring residential uses; use urban open spaces to minimize impact on adjacent residential uses; concentrate development away from Villa La Jolla Dr. (adjoining residential); protect community serving retail; reserve parking for residents/shoppers.
- Plan for community or neighborhood scale park as part of redevelopment.
- Improve bike and pedestrian safety – Nobel/Villa La Jolla Dr/I-5
- Include a pedestrian bridge over Nobel.
- Consider removing parking on Villa La Jolla Dr and Nobel Dr.

[CHAIR]:

p. 86, revise “Focused Enhancements: Growth Opportunities”

No “street wall” on Villa La Jolla. Apply consensus for massing development away from adjacent residential on Villa La Jolla.

p. 86: “Orient buildings towards Nobel Dr. ~~and Villa La Jolla Drive~~ to create a consistent street wall.”

Revise:

“Growth Opportunities” diagram to reflect this change, p. 86.

Dissenting views. Proposed densities are too high and unsustainable at this site due to lack of access to/from I-5 north of Nobel. Congestion and bike/ped safety at LJ Village Drive/Villa La Jolla/UCSD entrance are bad and will be worse. High density/high rise housing at this site will adversely impact adjoining residents.

IV. Consensus Recommendations: Nobel/Campus area – General:

- - Mixed uses and higher densities are appropriate for the parcels north of Shops at LJ Village (Whole Foods plaza) and fronting on Holiday Ct and La Jolla Village Dr.
- Pedestrian/bike safety issues are a grave concern here.
- - Villa La Jolla/La Jolla Village Drive/UC Campus intersection is a choke point for traffic with poor bike/ped infrastructure. Lack of freeway access from Nobel to I-5 south will focus traffic from commercial plazas on Nobel Dr to this intersection.
- - Plan must pay special attention to safety and connectivity btn Campus and Nobel/Campus area along Nobel Dr, Villa La Jolla Dr. and La Jolla Village Dr.

V. Consensus Recommendations: Affordability and Displacement:

- - Affordability and diversity of housing stock are essential goals of the Subcommittee (see Priority 3, p 24-5).
- - The Subcommittee supports inclusionary affordable housing regulation for UC Plan Area as a whole – above City of San Diego ordinance. Recommendation: minimum 15-20%.
- - The Subcommittee supports a requirement that inclusionary affordable housing be built on-site; no in-lieu fees (see also section I). UC needs more – not fewer - affordable housing options.
- - Supports for concept of empirical analysis of UC Inclusionary Housing Requirement by Kayser Marston (see SDR-20, p 200).
- - Subcommittee requests a report of this study as soon as the analysis is complete
- - Subcommittee is equally concerned with displacement of existing moderate/affordable rental housing.
- - Discussion Draft and Staff Preferred Land Use Scenario threaten future affordability and diversity of housing in UC by targeting the most affordable rental housing in UC for redevelopment and displacement of most vulnerable residents.
- - Specific area of concern: apartment complexes SW corner Nobel Drive/Genesee Ave.
- - Recommendation that Kayser Marston be asked to analyze potential anti-displacement regulations scaled to rent/income levels in University Community.
- - Support for Community Planning Group Subcommittee Input Scenario, (alt p. 31) - including lower du/ac at SW corner Nobel/Genesee to minimize displacement.

[CHAIR]:

Modify policy 1.1 D. Apply requirement for on-site inclusionary in Policies.

~~“Require Encourage~~ affordable housing to be built on site and make units available to meet the needs of families, local employees, and students.

Modify policy 2.19C. Apply requirement for on-site inclusionary in Plan Policies.

~~“Provide~~ **Mixed-use developments shall include** affordable and inclusive housing options ~~within mixed-use developments.~~

Dissenting views: Different inclusionary housing standard in UC versus City as a whole may raise legal concerns. On displacement, it is unfair to single out/penalize a property owner that has provided low to moderate income housing in the past by restricting future redevelopment potential. Support uniform zoning among neighboring property owners.

VI. Consensus Recommendations RE: Parks and Sustainability - Guiding Principle 6 (*“A Sustainable Community Integrated with its Natural Environment, Open Space, and Recreational Areas”*).

A. Overall, **score UC parks accurately with transparently**. We have a lot of **missing points** in the current draft. Ensure current points are counted accurately as basis for future planning – Community needs opportunity to vet this and offer suggestions. - Park/recreational value **scoring sheets should be made publicly available** so community can check that work and contribute. **See specific Parks Recommendations below**.

B. **Huge parks point deficit** (projected to be 4,900 points short – park facilities for 49,000 people, ~3 rec and aquatic centers short). Plan Update needs better balance between new growth supporting Parks infrastructure. Community Land Use Scenario does a better job.

C. Need for **“neighborhood scale” parks** to serve needs of residents in planned development – not just mini parks and 5Ps. Discussion Draft should plan for larger scale park facilities.

D. Overall, the UC Plan Update needs **stronger policies on the protection, enhancement, restoration and integration of nature**, particularly native species, throughout the Community Plan area.

- It needs more emphasis on **nature, habitat, biodiversity, native landscaping and native wildlife** not just for MHPA areas, but also for community parks, mini parks, developed areas, urban design, and urban greening, street tree selection, urban forestry, etc. See specific recommendations below.
- The Plan should **state the benefit of locally native plants to native wildlife**, including native bees, other insects, and birds.
- The Plan should include more words like **“enhance,” “manage,” “protect,” “restore,” natural environments,” “San Diego native biodiversity.”**
- The plan should prioritize **landscaping all projects and all areas throughout the Plan with plants specifically native to San Diego**. This includes streets, paseos, parks, public and private project landscaping, and stormwater infrastructure. Add urban design policies to use native landscaping in the Torrey Pines and Campus Pt/Towne Centre Drive areas.

[CHAIR]: Policies for application

Development in the North Torrey Pines Employment Center, p 175

- Add Policy 2.15 G. **“Emphasize native landscaping and design features sensitive to bio-diversity.**

Development in the Campus Point and Towne Centre Employment Village, p 175

- Add Policy 2.16 C. **“Emphasize native landscaping and design features sensitive to biodiversity.**

Modify Policy 4.1 M. p. 180, **Prioritize use of native vegetation in Green Streets**

Modify Policy 4.2 D.

“Retain and restore native vegetation where possible in open space areas.”

p. 68, column 1, paragraph 1, insert language

- "...double the benefits when considering the community's mobility network as an additional opportunity to expand open space and wildlife habitat."

Modify Policy 5.6 A.

"Retain native vegetation ~~where feasible~~ and revegetated disturbed areas and open space with locally native, non-invasive, drought tolerant, and fire-resistive species to improve drainage conditions, reduce slope erosion and instability, protect water quality, and restore biological diversity. New development within or adjacent to the MHPA must comply with the MHPA Land Use Adjacency Guidelines."

**[CHAIR's recommendation]:
Urban Forestry**

Prioritize **native street trees** (e.g. Coast Live Oaks, Western Sycamores, Torrey Pines) adjacent to open space (parkways), on streets connecting open space areas (corridors), and at specific community entries (gateways).

Native trees define community, create sense of place, enhance biodiversity, reduce

Water consumption, and integrate native vegetation in the urban landscape. UC/UCPG is a regional leader in emphasis on native landscaping. County recently passed a native landscaping ordinance (2022). This is the future. UC should lead.

Specific recommendations:

p. 62, columns 1 and 2. - Incorporate justification for use of native trees

p. 63, figure 12, Street Tree Plan – 64-67, Table 1: Street Tree Matrix

a. Identify the following street segments as:

"Native Tree Parkways": street segments adjacent to or between open space/canyon edges.

- **Regents Road**, north and south of Rose Canyon. Designate Linear Parks and road segments stretching from them north and south for native trees.
- **Governor Drive** from Linear Park to Regents Road
- **Gullstrand St** from Kantor Street to Florey Street/Rock Valley Ct
- **Gilman Drive**, I-5-UCSD
- **Nobel Drive**, Towne Centre Drive to Miramar Rd
- **Campus Point Drive**, Genesee to north end
- **Towne Centre Drive**, Eastgate Mall to north end (potentially south as well, see below)
-

- **Eastgate Mall**, Towne Centre Drive to Miramar Road
- **Judicial Drive**, Nobel Dr to Eastgate Mall
- **La Jolla Colony Drive**, I-5-Porte La Paz
- **Torrey Pines Road**, Genesee to TPSR. (Torrey Pines, please)

b. Identify the following street segments as Native Tree “Corridors” to enhance connectivity between open space areas, especially for birds and insects

- **Regents Road, north and south of Rose Canyon.** Use native street trees (Coast Live Oaks), and landscaping in medians and parkway to connect Marian Bear Park to Rose Canyon, Doyle Park, UCSD, and Campus Point Open Space.
- **Gullstrand Street**, Kantor to Rock Valley Ct. Connect San Clemente Canyon with Rose Canyon via University Gardens Park and University Village Park.
- **Judicial Drive**, Nobel Dr to Eastgate Mall. Connect Rose Canyon with Roselle Canyon/Sorrento Valley.
- **Towne Centre Drive**, Nobel Dr to the north end. Connect Rose Canyon with Roselle Cyn/Sorrento Valley.
- **Gilman Drive**, I-5 to UCSD. Connect Rose Canyon with UCSD
- **Torrey Pines Road**, TPSR to Genesee Ave. Connect UCSD to TPSR
- **Torrey Pines Mesa area**, Prioritize native trees and landscaping for all streets and public ROW.

c. Identify the following street segments as:

Native Tree Accent Gateways

- **Regents Road/Hwy 52**, (sycamores and coast live oaks)
- **Genesee Ave /Hwy 52**, (sycamores and coast live oaks)
- **Torrey Pines Road/Genessee** – (Torrey Pines)
- **Miramar Road/Eastgate Mall** (CLO, Toyon, Ceanothus, Rhus)

p. 64-67, Table 1: Street Tree Matrix:

Please add native trees: matrix includes just **ONE** native tree (Western Sycamore *Platanus racemosa*).

Add Coast Live Oak, Torrey Pine, Blue Elderberry, Fremont Cottonwood, and Arroyo Willow, other CA species. Consider Toyon, Lemonade Berry,

Please remove invasive trees from Street Tree Matrix: **I.e., Mexican Fan Palm** (*Washingtonia robusta*)

E. Stronger MHPA adjacency policies are needed throughout the Plan. The community plan area has a large amount of development near and adjacent to MHPA habitat, including habitat for rare species and species listed under the Endangered Species Act. Add language requiring projects, including parks, to follow MHPA land use adjacency guidelines.

E.g.:

-Add policy to 4.2..., p 181:

“Adjacent to MHPA and in the coastal zone, prioritize scenic overlooks and overlook parks over trails in order to provide access to nature balanced with protection of habitat and biodiversity.

[CHAIR recommendation]:

- Avoid new sports lighting adjacent to MSCP lands... (See parks recommendations below)

F. The Plan needs language throughout to **recognize and protect the two coastal watersheds** (Rose Creek watershed and Peñasquitos Lagoon watershed) and three creeks (Carroll Creek, Rose Creek, and San Clemente Creek) that are in or drain from the Plan area.

[CHAIR recommendation]:

Modify p. 68, column 2, paragraph 1

“Through landscape and street design strategies, stormwater facilities will help prevent flooding and urban runoff, **reduce erosion in canyons and riparian areas**, while enhancing water quality **in coastal watersheds, bays and beaches** (see Figure 13).”

G. The Plan needs to include language throughout about **riparian protection and restoration**.

- p. 184 Delete Policy 5.13 J: Infeasible and unnecessary.

~~“Seek an easement from San Diego Unified along the north side of the University City Senior High School to permit public access through Rose Canyon and under the railroad track to the north.”~~

1. Crossing under the tracks would require crossing under the entire width of the riparian area and creek as the tracks are in the riparian area.

2. North County Transit District manages the RR Right of Way and prohibits anyone (even contractors working on the rail line) from entering without a flagman present.

3. Unnecessary: People cross the canyon/railroad tracks by walking or biking on Genesee Avenue close by. Plan Update calls for protected bike lanes the length of Genesee.

[CHAIR recommendation]:

Add policy to specify development setbacks from Riparian areas. **Recommend 100'**, which appears mid-range in a variety of published California plans.

H. The Plan should **identify wildlife corridors** and include throughout the plan language about **protection, management and restoration of wildlife corridors**.

- Modify Policy 4.2 L, p 118:

Add sentence: “Seek opportunities to enhance wildlife corridors through habitat restoration, manmade crossing structures, wildlife friendly fencing and other best practices.”

[CHAIR]:

Also modify first part of 4.2 L, p 181 and 5.6 E, p 183 (which should read)

“Preserve identified wildlife corridors and prevent habitat fragmentation between canyons by requiring conformance with the MSCP guidelines such as restricted development, buffers, landscaping, and barriers. Seek opportunities to enhance wildlife corridors through man made crossing structures, wildlife friendly fencing and other best practices.

I. Support space for **community gardens**.

J. Prioritize **preserving unstructured, open green areas** in current and future parks.

K. **Include plans for Recreation and Aquatic Centers** to meet PMP standards. See Table 5, p. 129

[CHAIR recommendation]:

Modify 4.1 F, p. 180. “Preserve, expand and enhance existing recreation centers and aquatic facilities to increase their life span. Meet PMP guidelines for recreation and aquatic facilities to serve the University Community.

Add Policy 4.1 F1. Assure public access to recreation and aquatic center facilities of the Lawrence Family JCC in Weiss Eastgate Park.

Add to Table 5, p 129, Recreation and Aquatic Center at JCC-Mandel Weiss-Eastgate Park.

L. City should **show plans for meeting the Parks Master Plan standard for University Community**.

[CHAIR]:

p. 137, **Estimate and Include Recreational Value Points** expected from **Urban Public Spaces** (the 5 Ps), pps 189-197. Include tally with projected Recreational Value in “Community Summary” Table on p 137. These appear missing and could be a significant source of RV points.

[CHAIR]:

Check and Correct “Community Summary” Table on p 137. Note, the tally of Planned Additional Recreational Value (6,052 points, p 137) does not match the sum of points listed for private residential redevelopment and upgrades to city parks (p. 130-35).

Check my math: on-site park development in **residential/mixed use projects** (~3,600 additional points, p. 136) and proposed **additions to formal parks/park types:** (~3,200 points, Table 5, p. 130-35) for a total of ~6,800, a difference of about **800 points** from the total (6,052) on p 137.

[CHAIR]

p. 136. Confirm Consistency of SDR-1 criteria, on p. 136 and 191

Please ensure that guidelines for SDR-1 [urban public spaces] that appear in Table 5, p. 136 also appear with the description of SDR-1 on page 191. These rules should be included in both locations. Did I miss something?

[CHAIR]

p. 137 Community Summary – Include Land Area for future parks

The PMP requires: **“At least 20% (or 20 points per 1,00 residents) of a community’s park standard shall be satisfied through increased land acquisition.”** (PMP, Appendix D, p 19).

- The UCPlan should make clear how this standard will be applied to our plan (and to community planning area and plan updates in general).

- Table 5, Community Summary, p 137 should clearly state how many acres of land acquisition will be required to meet the city’s points standard (and where these are planned).

- My “back of the envelope” math indicates the need for approximately 411 total acres of park land in the UC Plan Area at build out (14,400 points needed. 20% of rec value points at 7 points per acre). Subtracting the current 74.6 acres of community park (UC Community Atlas, 58), the PMP would require that the planning area have approximately **336 more acres** of park space at build out. The Revised Draft of the Plan should include this information and be clearer about how the proposed policies/SDR’s etc will meet (or not meet) this standard. (Table, p 137)

- I will reinforce the UCPUS consensus here that I look forward to the city approaching the PMP standard not merely through a closet full of tiny “mini parks” but also through thoughtful and challenging efforts to ensure that larger, Neighborhood Park scale facilities are also provided for by the updated plan.

M. Add policies on Canyon Adjacent Development to address edge effects including Lighting, Bird strikes and bird safe glass, Noise and other Human impacts, Native landscaping and Support for biodiversity.

- Add to Policies under 2.9 p. 174,

2.9 C. "For MHPA adjacent development and other sensitive habitat, signs should notify people that access is prohibited and where official public access is available."

2.9 D. "For MHPA adjacent development, common amenities that involve outdoor lighting and potential noise should be located away from the canyon or other MHPA edge and on the other side of buildings from the canyon or other MHPA edge."

[CHAIR recommendations]:

- Support consensus and recommend the following applications,

pps 48, 175 and SDR-21, p 201:

- **Clarify definition of "canyon" and "canyon edge"** for the purposes of this regulation. (Is it based on slope? Environmentally Sensitive Lands? Land Use designation?). Please use clear and consistent language – (Note: Plan uses "Canyon Adjacent" on pp 48 and 174, 201; "Abutting Open Space" in SDR-21 p 201, "abutting an open space area designated in this plan" in SDR-21, p 201).

-On 201, please **refer specifically to maps** on pps 73, 77, 93 (and/or Land Use on p 31?)

-Be sure to **show canyon edge setback line** on map p 81.

- Edit p 48, Context-Sensitive Design Near Open Space, p 48 , para. 2:

"Development should recognize the value of **these and other local open spaces** to both support habitat and wildlife and serve as a community resource.... Buildings adjacent to and facing canyons in the community should step back from the canyon edge with terraces and upper story setbacks. ~~Wherever possible,~~ **The long side of the building should face inward and away from the canyon open space. Reflective glazing that produces glare and light onto the canyon should be avoided, outdoor lighting should be shielded and face downward, away from canyon edges,** and buildings should be articulated with a pattern of forms and massing that **eliminates bird strikes and** provides a diverse and varied façade along the open space edge. **Balance public access to open space, where appropriate, with protection of sensitive natural resources through** ~~Public access to open space should be maintained with paseos, paths, and terraces, and other openings in the development along the canyon edge."~~

[CHAIR]:

- Modify/Add policies to 2.9, p 174:

Strengthen policy B to include shaded lighting turned away from OS, following best practice for ESL and MSCP:

2.9 B. “Outdoor lighting near or adjacent to the MHPA or canyon edge should be designed to eliminate light impacts on the MHPA or canyon. All outdoor light fixtures should have hoods that extend below the level of the lighting element to avoid intrusion into MHPA.”

[CHAIR]:

2.9 C. Support the CPU Consensus. Policy language should balance responsible access with protection of wildlife and other sensitive resources. Policy should specify appropriate activity up on the mesa at the canyon edge – which will depend on whether the adjacent canyonlands are in the MHPA or not – and it should clarify that trail access into canyons should take place at approved trailheads only.

[CHAIR]:

Consider new policy D2, such as:

“Balance responsible access with habitat protection. Canyon development adjoining MHPA lands shall follow City LUAG to minimize edge effects due to noise, lighting, and impacts of humans and domestic animals, including use of buffers, fencing, and signage.”

[CHAIR]:

Add Policy 2.9 E. Bird Strikes

“Design buildings adjacent to open space and MHPA areas to eliminate bird strikes.”

[CHAIR]:

Add Policy 2.9 F. Native landscaping

“Prioritize use of native landscaping to maximize biological value and minimize habitat impacts of canyon adjacent development. Avoid planting species on the California Invasive Plant Council’s list of invasive plants for Southern California.”

[CHAIR]:

Edit SDR-21, provisions a) and d), p 201 Building Design abutting Canyon Open Space:

“Development on sites directly abutting an canyon open space area designated in this community plan shall conform with the following requirements:

a) ~~For a premises greater than 300 feet in depth from the street, provide a 50-foot building setback from the canyon rim open space area.~~

[Chair note]: Rationale for strikeout - as stated on p 201, “*the purpose and intent of these supplemental development regulations are ... to lessen the effect of buildings developed adjacent to open space areas designated in this community plan.*” This justification applies to sites of every size and width. Match language on p 48 and maps, p 73, 77, 93.

d) Design buildings to eliminate bird strikes and intrusion of light and glare into adjacent canyons. The use of highly reflective and mirrored glazing is not permitted fronting open space areas.

M. Specific Language and Policies:

Modify Goal 6, p. 117:

“Protect, preserve and restore natural areas and sensitive biological resources.”

- Add language, p. 118, par 1 - Introduction to Parks and Recreation:

“The community’s open space lands also form a critical part of the city’s MHPA, including protected habitat and wildlife corridors for sensitive species.”

[CHAIR]:

-Modify language, p. 120 – paragraph 4,

“This open space is intended to preserve and protect native plants and animals, while providing for compatible ~~public access~~ passive recreation and enjoyment.”

[CHAIR]:

- Modify language, p. 117 Goal 7:

“Promote sustainability by utilizing “green technology” and other sustainable practices, such as “green streets” that double as pedestrian amenities and stormwater infrastructure, and ecological enhancements.

[CHAIR]:

-Modify language, p. 126 paragraph 2... insert “natural and scenic value”

[CHAIR]:

- Correct language in Figure 26, p 147. Use of “designated” and “dedicated” open space is confusing. Note: All of the land in Rose Canyon OSP is “Dedicated Parkland.” This is also true for community and neighborhood parks and for a share of Open Space in Roselle Cyn/Sorrento Headlands and the University Open Space in SUC, for example. The Update proposes to add four additional parcels to this list of Dedicated Open Space. You might avoid the complexity w/ a key that shows “Open Space” and “Open Space Proposed for Dedication.”

O. 4.2 Trails, Overlooks and Pocket Parks, p 181

Policy 4.2 A: Revise language to read:

“Adjacent to open space areas and to the MHPA and in the coastal zone, prioritize scenic overlooks and overlook parks over trails in order to provide access to nature balanced with protection of habitat and biodiversity.

[CHAIR]: I especially support this policy as a **win-win that balances recreational value goals** with other policy/legal imperatives, such as protection of sensitive habitat, MSCP and Coastal guidelines, etc.. Under the PMP, recreational value points represent functionally equivalent recreational experiences/values. Scenic overlooks within a ½ mile walk of residential neighborhoods or mixed use areas are equal in recreational value to similarly situated trailheads – 7 points each. (see PMP, Appendix D p 20).

P. Park Recommendations: (see Table 5: Park Inventory)

p. 130 - 133: Community Parks, Pocket Parks, Trailheads and Plazas

Column 4: Rows 6-32:

- **Replace “Recommendations”** for proposed parks in lines 6-32. Clarify that future park design will coordinate with the community. Note, many items have been on the unfunded list for years.

Substitute process statement for lists:

“Work with the community to determine items needed and desired to be added to the park. Include on that list for consideration items on the City’s Parks Unfunded Improvements list.”

p. 130 - #9 - Torrey Pines City Park

- **Update Project Description** – include existing facilities – overlooks, trails, beach, seating, food, deck, etc...

- **Fully score existing facilities**

- **Replace Recommendation** in column 4: (as is mentioned on p. 184 5.13C):

“Implement the Torrey Pines City Park GDP (General Development Plan).”

[CHAIR’s Note]:

The General Development Plan for TPC park was completed in 2012.

Confirm and follow up on the **legal agreement that led to this GDP**. There may be legal requirements outstanding that have not been met. See GDP:

<https://www.sandiego.gov/sites/default/files/tpgdp120621.pdf>

[CHAIR]:

P. 134, Shorelines

Please confirm status of 1,000 yards of beach at Torrey Pines City Park.

Score and add to plan.

Clarify city vs state jurisdiction and assure points are scored.

[CHAIR] –

Please Add and Score - Old Route 101 Trail

3,800 LF of paved, publicly accessible walking/cycling path on city of San Diego land. The pathway runs from Torrey Pines Lodge/Callan ~~Road to Rd to~~ South Fork Trailhead, Torrey Pines State Park on the west side of North Torrey Pines Road

[Consensus]

p. 130 - #14 Mandell Weiss Eastgate Neighborhood Park:

- Confirm the status of the *public* park facilities at Weiss Park/Lawrence Family JCC

- Clarify what the public access is, including the cost for use of the JCC indoor and outdoor recreational facilities and the outdoor park

- Clarify the intention that Weiss Park/JCC facilities are public

- Confirm and Score the current recreation facilities of the JCC at Weiss Park

(Note: The recommendations (column 4) include outdoor amphitheater. JCC website lists: “an outdoor amphitheater and a picnic and barbecue area.”)

- Acknowledge and count the Recreation Center and Aquatic Center (p.129)

- Limit hardscape and development in open areas of Weiss Park. The open outdoor area of Weiss Park is very well used. It is crowded with limited Space for play fields.

- Replace column 4 Recommendation:

“Work with the JCC and the Community to determine needs and priorities.”

[CHAIR - Recommendations]

In Table 5, Park Inventory

p, 129, **Add JCC Recreation Center and Aquatic Center.**

-

p. 130-31, – line 14: **Re-Score Mandell Weiss Park** (“Existing Park Value”) **including JCC facilities.** Facilities listed in website include recreation center, Fitness gym, tennis center and courts, theater space, and aquatic center.

p. 130, Change “Project Description,” final sentence:

“The park *includes* the facilities of the Lawrence Family Jewish Community Center.”

- p. 131, Change the acreage to **10.49 acres** in column “Existing Size”

-Add policy 4.1 F1.

“Assure public access to recreation and aquatic center facilities of the Lawrence Family JCC in Weiss Eastgate Park.

[CHAIR’s Note]:

The 1981 lease between the city and JCC includes the expectation that the **property “shall be developed, operated, and maintained as a public community center for park, recreational, cultural, and educational activities for the benefit of the citizens of San Diego.**

(Source: https://docs.sandiego.gov/council_reso_ordinance/rao1981/R-254702.pdf)

The 1987 UC Plan includes Eastgate Park among population-based parks, “**as a privately operated park and community recreation center open to the general public**” 229.

The lease will expire before the term of the Cmty Plan]

[CHAIR]:

Consider adding **recommendation for city to explore potential for expanding Weiss Park in the future** through purchase or agreement with adjoining property owners? Utility property at NE corner of Regents/Executive Dr. may not be needed for present purposes in the future. It would represent an opportunity for the City to expand park space in a critical location.

[CHAIR]:

p. 130 – Future Neighborhood Park Opportunities

- Towne Park Villas Golf Course:

Consider potential for future **Neighborhood Park** at former golf course through acquisition or joint use agreement. Vet with community.

[CHAIR]:

- La Jolla Village Square/general:

Consider guidelines for large residential redevelopment projects to include a Neighborhood Park-scale facility (3+ ac). Specify policy by location or consider general guideline for residential/mixed use redevelopment of greater than X acres to provide Neighborhood scale park facilities. (see SDR-1, p 136)

[Consensus]

p. 132, #14-15 – Linear parks at Regents Road North/South

- Strong Community Support for Linear Parks. Thank you.

- **Confirm transfer and management by Parks and Rec** (not TSW).

- **Add policy language** that

they will be developed as parks and managed by the Park and Recreation Department (not Transportation and Stormwater Dept)

-Correct Photos: As Subcommittee notes, the images on p. 122-23 are incorrectly labeled for the existing and future condition of Regents Road North Park The images show the Governor Drive pocket park (#20). The correct images for the Regents Road North Park are on the top and bottom of p. 124. These images should be moved to their correct location.

[CHAIR]:

Modify language,

p. 122 : Reconsider use of “Greenway.” Please use “Linear Parks” to clarify the City’s intention that these will be PARKS, planned, managed and maintained by Parks and Rec Dept, and not STREETS managed and maintained by TSW. If there is anything the community needs to do to ensure that the Linear Parks will be managed as parks by Parks Dept, please let us know now.

“These three ~~green-way~~ **Linear Park** projects could provide fitness circuit nature exploration playgrounds, educational signage, pedestrian and bike paths for families and children as well as providing scenic overlooks into the canyon while maintaining and improving existing trails, **habitat conservation** and maintenance access. They also provide an excellent opportunity to educate the public on the native plants and animals that need the canyon to thrive and survive.”

[CHAIR]:

correction p. 68, column 2, paragraph 3:

Cut or clarify reference to a Linear Park on Campus Point Drive?

[CHAIR]:

p. 132, #19 Eastgate Mini-Park 2,

Expand Eastgate Mini Park 2 on Towne Center Drive. Implement concept presented to CPUS, May 17, 2022, including habitat and vernal pool restoration, elevated walkway, public access, and outdoor education. Explore potential joint use agreement with adjoining owner of this degraded building pad in MHPA.



(Source: Planning Department Presentation, CPUS Meeting, May 17, 2022)

[CHAIR]:

p. 132: # 20: Governor Drive Park

- Identify as a third "Linear Park"?
- Clarify, location
- Confirm transfer and management by Parks and Recreation Dept.

"Existing rights-of-way at the west end of Governor Drive south of the Rose Canyon is planned to be converted into a pocket park under management by Parks and Recreation Department between Stresemann Street and at the entrance to the Coastal Sage Habitat Interpretive trail.

[Consensus]

p 132: #21: - Eastgate Drive Pocket Park.

- Delete. Reject joint use concept. Area maintained privately as small park. City shd not take on maintenance of this space.

- p 132, #22 - Gullstrand St. Trailhead Pocket Park.

- Strong support for acquiring 14 acres *as open space park*. Multiple community group votes.

Clarify that the 14 acres would be an *open space park*.

Modify recommendation, p 132, #22:

“Recommend acquiring 14 acres of ~~vacant~~ open space north of University Gardens Neighborhood Park from the Public Utilities Department for use as **open space** park. Design, and construct **a pocket park** consisting of a trailhead, **trail**, public art, educational/cultural elements, and seating.”

[CHAIR:] Add to this Recommendation:

-Specify potential for acquisition through purchase or land swap – which PUD may have greater interest in and the City may be better able to afford.

Modify language:

#22, column 4. “Recommend acquiring 14 acres of ~~vacant~~ open space north of University Gardens Neighborhood Park from the Public Utilities Department **(through purchase, land exchange or other means)** for use as **open space** park. Design, and construct **a pocket park** consisting of a trailhead, **trail**, public art, educational/cultural elements, and seating.”

[CHAIR’s note]: UCPG voted 16-0 in July, 2020, to recommend protection of this parcel *as open space*. (see UCPG Minutes, July 2020)

[Consensus]

p. 134 #29 Montrose Park – UTC (aka “Torrey Trail”)

Westfield is required to maintain this as a public park as a condition of the City’s 2008 approval of the UTC mall expansion, which included the addition of residential development (cor Nobel/Genesee). The City should NOT enter into a joint use agreement for resources that should be provided by prior agreement, as that would shift the cost of park maintenance and operation from Westfield to the City.

[CHAIR's Note]:

The **2008 MPDP for Westfield UTC** includes:

- "Torrey Trail," 7.3 ac of designated open space, including steep slopes, and community facilities, plus usable park space of 2.10 ac to be "improved to satisfy population-based park requirements" as part of planned residential development on the UTC site (subsequently built).

"Westfield UTC proposes to improve Torrey Trail with park amenities open to the public..." (MPDP, 4:36) The space "shall be privately owned and maintained with a recreation easement to allow public use." (p. 3:12). Proposed improvements include: lights along the pathway, a tot lot, benches, picnic tables or other park amenities" plus off leash dog park...

"That portion of the existing Torrey Trail to be improved to satisfy population-based park requirements shall be developed consistent with Park and Recreation Department standards/guidelines, and shall be privately owned and maintained with a recreation easement to allow for general public use." (MPDP, 4:81)

[CHAIR]:

p. 134, #30. Consider Joint Use – SDUSD – Mission Bay Montessori.

[CHAIR]:

Support concept

Delete recommendation for sports field lighting as this property adjoins the MHPA and a steep (dark) canyons visible from I-5, etc. Avoid light pollution.

Follow subcommittee consensus and revise recommendation to state:

"Work with the community to determine items needed and desired to be added to the park. Include on that list for consideration items on the City's Parks Unfunded Improvements list."

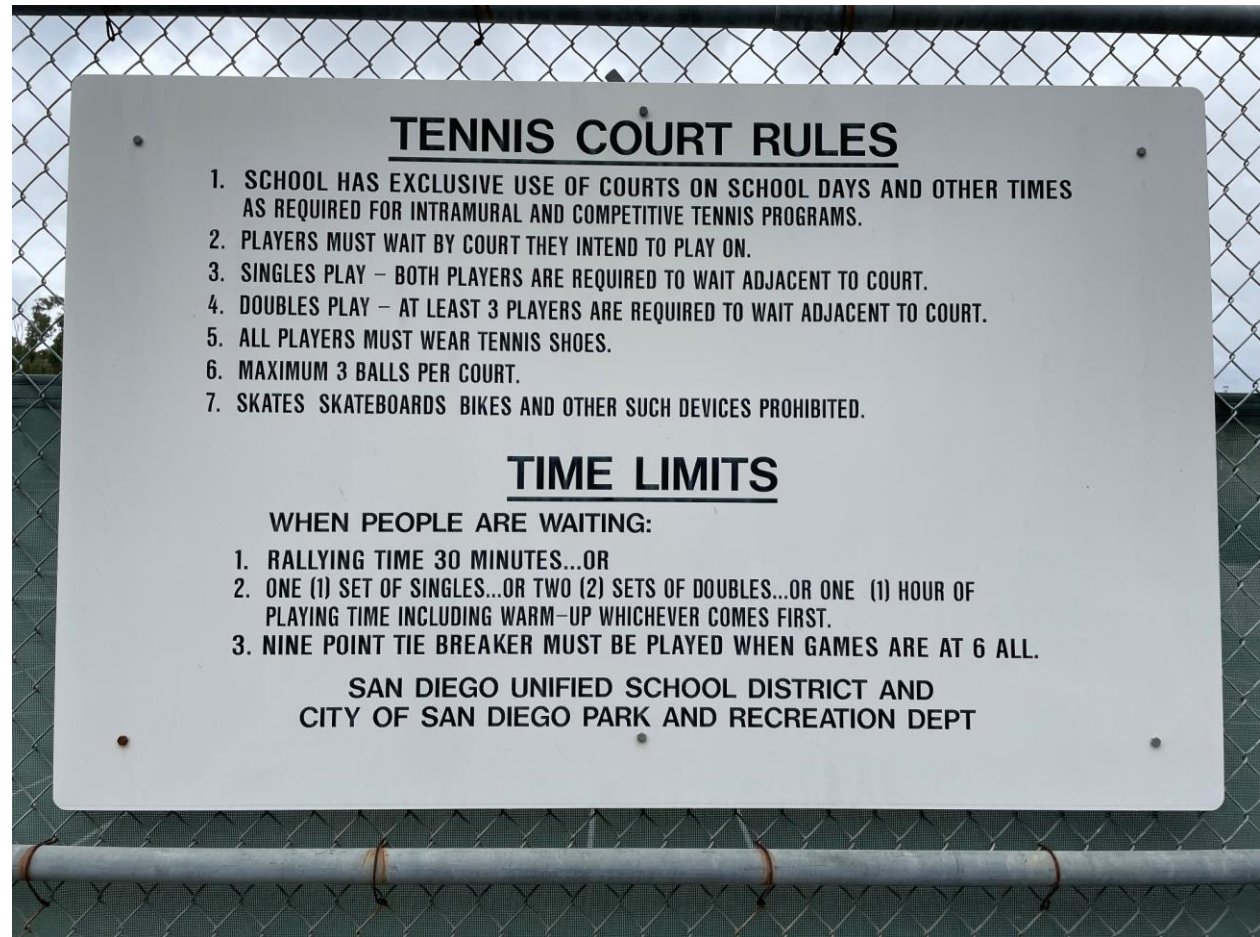
[CHAIR]:

p. 134 Joint Use Opportunities – UCHS

- **Confirm status of Joint Use facilities at UCHS.** We may be missing existing agreements.
- **Consider future Joint Use opportunities at UCHS.**

[Chair's Note]: Signage at UCHS – Tennis Courts - currently references management by SDUSD AND "City of San Diego Parks and Recreation Department."

Also, the North UC FBA formerly included funds for joint use at UCHS. This budget line was later deleted. Is there a joint use agreement with UCHS? If not, there could be, as this is currently a well-used recreational space by the cmty.



Tennis Courts at UCHS – Managed by SDUSD and “City of San Diego Park and Rec Dept”

[CHAIR]

p. 134 Consider Joint Use Opportunities – North UC: La Jolla Country Day School/Places of Worship?

Consider possible joint use opportunities in North UC where the majority of residential development is planned and the greatest need is/will be.

Do provisions for private/city partnerships exist?

[CHAIR]:

p. 134 #33 Rose Canyon Open Space Park

Update Recommendation to meet MSCP/MHPA guidelines. Planning for Natural Resources should precede recreational planning in MSCP/MHPA areas such as RCOSP. The city is 25 years behind in this legal obligation:

Revise recommendation: "Complete a Natural Resources Management Plan to inform future uses."

Consensus

p. 134 - #37 Voigt Lane Overlook

Delete this park. It is on the UCSD campus. UCSD parks are not counted in the Plan.

[CHAIR, unless referenced in Consensus Recommendations above]:

POLICY RECOMMENDATIONS:

RE: Table 6: Plan Policies, 4.0 Parks and Recreation Policies

4.1 F. Preserve, expand and enhance existing recreation centers and aquatic facilities to increase their life span. Meet PMP guidelines for recreation and aquatic facilities to serve the University Community.

Add new policy 4.1 F1. Assure public access to recreation and aquatic center facilities in Weiss Eastgate Park.

Modify/split

4.1 J. Separate the two ideas conflated in 4.1 J.

4.1 J1. Promote open space conservation and restoration of natural lands.

4.1 J2. Provide open space linkages where appropriate, including trailheads and for bike and pedestrian access with appropriate, visible, and clearly marked entrances.

4.1 M. Promote the greening of streets using vegetated swales, rain gardens, permeable pavements, and other alternative compliance stormwater design features as well as through investments in a robust urban forest. Protect water quality in coastal watersheds by minimizing storm flow leaving developed areas.

4.1 O. Coordinate with Caltrans to plant trees and native shrubs in landscape areas within freeway rights-of-way to improve air quality and provide visual relief.

4.1 S. Maintain natural drainage systems and minimize the use of impervious surfaces to protect open spaces and coastal watersheds. Concentrations of runoff should be adequately controlled through pervious areas, vegetated swales, and retention basins to prevent an increase in downstream erosion.

4.1 U. Emphasize native landscaping and design features sensitive to enhance bio-diversity.

4.2 Trails, Overlooks and Trailhead Pocket Parks

Add New policy 4.2A1. Adjacent to open space areas in the MHPA and coastal zone, prioritize scenic overlooks and overlook parks over trails and trailheads to provide access to nature balanced with protection of habitat and biodiversity.

4.2 B. Preserve and protect City-owned open space canyons and hillsides by providing landscaped buffers, rustic fencing, overlooks, kiosks, interpretive signage, and wayfinding elements to educate users on the sensitive natural and cultural habitats and unique biologic, cultural, and scenic qualities of these areas. Note: Features shall be in conformance with existing MSCP and MHPA guidelines.

4.2 C. Connect adjacent communities to trails and trail-adjacent parks by ~~extending~~ improving existing trails or providing new ones, where appropriate and in conformance with Parks Master Plan and all applicable limitations, such MSCP consistency findings, ESL regulations, Natural Resource Management Plans.

4.2D. Retain and restore native vegetation where possible in open space areas.

~~4.2F. Work cooperatively with property owners to p~~ Preserve and manage vernal pools in accordance with the Vernal Pool Habitat Conservation Plan. Seek opportunities to restore vernal pools where appropriate, including working cooperatively with property owners.

4.2 G. Implement applicable requirements of the Environmentally Sensitive Lands regulations, Biology Guidelines, Natural Resource Management Plans, and MSCP Subarea Plan for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources.

4.2 J. Repair and retrofit storm drain discharge systems to prevent erosion and improve water quality by adequately controlling flow and providing filtration. Use green infrastructure in developed areas to reduce flows into the storm water system. Storm drain outfalls should limit the use of concrete in favor of more natural, vegetated designs, including streambed bioengineering.

4.2 K. Ensure “buffer zones” sufficient to protect environmentally sensitive habitat areas for new development are determined through the criteria contained within the Environmentally Sensitive Lands regulations, and MHPA Land Use Adjacency Guidelines.

4.2 L. Preserve identified wildlife corridors and prevent habitat fragmentation between canyons by requiring conformance with the MSCP guidelines such as restricted development, buffers, landscaping, and barriers. Seek opportunities to enhance wildlife corridors through man made crossing structures, wildlife friendly fencing and other best practices.

Add a policy - 4.2 X- specify riparian setbacks. Recommend 100’.

[CHAIR’s Recommendations]:

Table 6, Policies on Open Space and Biological Resources, Sections 5.6-16

5.6 Biological Resources

5.6 A. Retain native vegetation ~~where feasible~~ and revegetated disturbed areas and open space with native, non-invasive, drought tolerant, and fire-resistive species to improve drainage conditions, reduce slope erosion and instability, and restore biological diversity. New development within or adjacent to the MHPA must comply with the MHPA Land Use Adjacency Guidelines.

5.6 D. Preserve identified wildlife corridors **and prevent habitat fragmentation between canyons** by requiring conformance with the MSCP guidelines such as **restricted development**, buffers, landscaping, and barriers. **Seek opportunities to enhance wildlife corridors through crossing structures, wildlife friendly fencing and other best practices.**

5.12 Coastal Resources

A. Ensure buffer zones sufficient to protect environmentally sensitive habitat areas, **special status species and wildlife corridors** from new development as determined by criteria contained within Environmentally Sensitive Habitat Areas (EHSA).

5.13 Area Specific Conservation and Open Space Policies

5.13 A. Preserve the open space areas of Torrey Pines Mesa and coastal area, Sorrento Valley, **Roselle** and Soledad Canyon hillsides and canyons, Rose Canyon, San Clemente Canyon and areas most severely impacted by aircraft overflights.

5.13 B. Preserve the scenic qualities of the surrounding coastal and canyon viewshed areas ~~with~~ scenic overlooks in Rose Canyon, San Clemente Canyon/Marian Bear Memorial Park, **Sorrento Valley**, and **Roselle Canyon** ~~the canyon area between Campus Point Drive and Towne Centre Drive.~~

Add a policy on Ocean scenic views:

5.13 B1. Preserve the scenic value of ocean views from public areas and street rights of way.

C. Develop ~~a park in accordance with~~ the Torrey Pines City Park **in accordance with the Torrey Pines City Park** General Development Plan to enhance unique recreational opportunities, such as beach access and gliding activities, while preserving existing biological and archaeological resources and topographic features.

* **Clarify policy language** in 5.13 E and F. Floating prepositional phrase makes it unclear. Note: Most of Soledad Canyon slopes are already protected by MHPA guidelines.

Modify 5.13 E. ~~Avoid~~ **Mitigate any disturbance of the hillsides in Soledad Canyon Open Space and adjoining MHPA areas.** **Outside of MHPA, mitigate hillside disturbance** with contour grading and revegetation with native species ~~in Soledad Canyon Open Space.~~

[Policy 5.13 F is not clear. Floating prepositional phrase.]

F. Preserve steep hillsides facing the canyons **in Soledad Canyon Open Space** by establishing **conservation easements and dedications** in conjunction with new development ~~in Soledad Canyon Open Space.~~

F.1. Protect and enhance the wildlife corridor in Soledad Canyon Open Space area to assure safe wildlife connection between MCAS Miramar, Rose Creek and Carroll Creek/Peñasquitos Watersheds.

Add a general policy to require local habitat mitigation.

5.13 XX. Perform required habitat mitigation for projects in the University Community within the Plan Area, with a preference for mitigation within the same watershed.

5.13 H. ~~Protect and r~~Restore Rose Canyon ecosystems and ~~creek and watershed~~ habitats.

5.13 I. DELETE and REPLACE

language. Language is unclear. It suggests a focus on opening Rose Canyon Open Space Park for “major grading and construction” and other than passive recreation. This is inappropriate to MHPA and counter to consistent community feedback.

~~I. Consider the topography, vegetation and scenic value of Rose Canyon for future uses. Passive recreational uses are recommended rather than active uses requiring major grading and construction.~~ **Protect and restore Rose Canyon Open Space Park for education, research, stewardship, and passive recreation.**

CPUS Consensus:

Delete Policy 5.13 J: This is infeasible and unnecessary. RR is in the riparian area. Nearby Genesee Avenue is an appropriate connection.

~~“Seek an easement from San Diego Unified along the north side of the University City Senior High School to permit public access through Rose Canyon and under the railroad track to the north.”~~

*** Modify/Add new policy 5.13 J2 to pursue direct means of connectivity between East UC and UCHS/Genesee Ave.**

~~Seek an easement from San Diego Unified along the north side of the University City Senior High School to permit public access~~ **through University City High School between Robbins Street and Genesee Avenue.** ~~Rose Canyon and under the railroad track to the north.~~

Delete Policy 5.13 K. Unsafe. Policy lacks specified use. Human access in RR ROW is proscribed except with a flagman.

~~**5.13 K.** Pursue an open space easement with access along the north side of the AT & SF Railroad between I-5 and I-805.~~

5.13 M. “Preserve the ~~three~~ **four** branches of San Clemente Canyon which extend northward into South University **City** as open space by retaining existing open space **dedications and easements.** These areas include 19.47 acres between Stadium Street and Tulane Street, **approximately XXX acres extending from Standley Community Park through the SR-52 undercrossing to Marian Bear Park;** approximately three acres west of Kantor Street and 15.47 acres east of Gullstrand Street ~~developed as a golf course.~~ “

*** Consider re-use of Town Park Villas golf course as community park?**

Add policy 5.13 M1? “Pursue acquisition or joint use agreement for former Town Park Villas golf course as a community park.”

5.13 P. Enhance the visual quality and continuity of the Gilman Drive ~~slopes~~ **open space corridor** through **completion of the Coastal Rail Trail and** landscaping and site design on private properties abutting the street and adjacent to the canyon.

5.14 Sustainability

5.14 C. Utilize sustainable design that reduces emissions, pollution, and dependency on non-renewable energy sources, makes efficient use of local resources, and incorporates **best practices in green building** and sustainable landscaping, water use, and storm-water management. **Prioritize building all-electric buildings and Net Zero construction.**

5.15 Energy Conservation:

5.15 D. Incorporate measures to increase energy-efficient forms of transportation for commercial and industrial developments. Supply bicycle racks, showers, priority parking for carpools, bus stops with support facilities, **charging stations for electric vehicles and bicycles,** and other incentives.

5.16 Water Conservation:

5.16 B. Utilize **native,** drought-tolerant plants and efficient watering systems as part of landscaping plans. In addition, as health laws allow, “Gray Water” or water reuse systems should be explored for application within the community.