

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting via Zoom

6:04 P.M. March 9<sup>th</sup> 2021

**Directors present, directors absent:**

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

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

- Start meeting with Chris Ward – Assembly member presentation and Q&A  
Chris Ward – legislation – unprecedented
- Jan. – eviction moratorium -> \$2 billion rent payments to land lords
  - City Council - \$5 billion grant program add on to last years Fed \$
  - \$6.6 billion school relief – to get resources that they need
  - students need a safe environment and 10% set aside for teachers
  - SD is at purple tier and coming down to red so schools should be able to open in April
  - Rachel Granadino is his Rep.

Questions:

Kevin Lourens – community member -? AB1400 – get California to single payer System – are you for this?

Chris Ward – yes very excited for single payer, work is happening on this!

**2. Attendance taken.**

**3. Approval of Minutes from Feb. 9, 2021.**

Any corrections? None. **Approved by unanimous consent**

**4. Agenda: Approve unanimously - Zoom format: no objections Adopted**

**5. Announcements:**

**Chair's Report** and comments:

- a- Election results will be given at the end of the meeting.
- b- Agenda item 7 has been postponed
- c- Seritage Plan Initiation Subcommittee and walk thru 3/17/21  
Next meeting in April will be an information item
- d- Action item for April – Full Agenda:  
Alexandria Square – follow on to tonight's info. item  
Campus Pointe Action as well – pending transportation from City  
Town center View – Next week starts a 30 day comment period for the DEIR  
with a 3/22 subcommittee meeting.

## **5. PRESENTATIONS:**

### **A. SANDAG / Mid Coast Trolley – Jon Dorow – see presentation**

- Construction is 85% complete
- Priority is stations, then landscaping, all to be finished late 2021
- Trolley cars will be running trials – empty – this summer
- Parking structure @ La Jolla Village Square is OPEN
- Gillman bridge signage is up – UCSD, connecting 2 halves of campus
- UCSD Health Trolley Station and Campus Point Drive road will open next month to traffic both ways
- Executive Dr Trolley Station almost done
- UTC transit center – finishing end of 2021
- Final phase – repaving roadways 3/7 – 3/30 then finished

Debby Knight – community member – what is the egress to parking structure @ UTC??

Jon – no new entrance using 1) Macy's entrance to parking structure off Nobel  
2) Esplanade Court

JS - Has there been determination of reduced rates for parking for Trolley Riders?

Jon – separate trolley riders from shoppers by a gate where you have to show trolley pass

JS --\*Noise Report –

JS/PK/Gia and consultants met regarding noise in LaJolla Colony Park

- removal of large trees and concrete, now lots of noise. Noise is from highway.
- It was a good discussion but said NO!

PK – noise study 2011 – initial and 2013 – Rose Canyon – Prediction for 2021

- projections compared with what was measured
- measured in a pandemic – TODAY – therefore the noise was much lower
- therefore when normal traffic comes back then there will be increased noise
- we need to wait until traffic normalizes

KM – when was the noise so loud – during the pandemic?

JS – Yes during the pandemic – Very Loud – all the time!!

– Goal – assess and investigate and then get it fixed

PK – tricky part as project nears completion is the \$\$ will be used up, the budget will be used up and we will have no recourse!

Katie Dunahoo – community member – Genesee resurfacing – Pure Water??

CN – South end of Trolley line ends and North end of Pure Water, are not the same roads.

Barry Bernstein – community member – there will be a lot of construction on Genesee.

### **B. Councilmember Joe LaCava – Kaitlyn Willoughby**

1.Reminder – Office Hours are every Friday 10 – 11 am, please email requests

1) week group discussions 2) week one on one meetings

2.Miramar – Scott Peters Office meeting tomorrow – we are making a united front with other cities and the county regarding CASA flight paths not being followed. We are working this topic with Joe and the mayor Todd Gloria, who are talking at every meeting.

3. Accessory dwelling unit at 3616 Governor – checked for building compliance. Extra sink to be fixed but height and size is all compliant with new 2020 laws.

NG – Willmark update?

Kaitlyn – no new news regarding Willmark

Barry Bernstein – community member – Governor Dr. directly across from Swanson Pool and he hopes that city really watches this one.

Kaitlyn – 1 large accessory unit and 1 small accessory unit

Katie Dunahoo – community member – City? Can they put more regulations in addition to State guidelines?

Kaitlyn – City needs to stay within them. City can broaden them but not restrict them.

### **C. Membership Report – Anu Delouri -> later – they are counting votes at Campus Pt.**

### **D. Kristin Camper – MCAS – Rep. – Brief update:**

-1 to 2 weeks the Leatherneck Museum is going to close – Marine Corp has to cut Budget! It needed updating and maintenance and they are over budget. Sad to see it Go!

-Colonel Bedell is the new incoming Commanding Officer, arriving this summer

-Cameras have been placed all around the 14,000 acres, this to assist patrols and Warning areas, as it is very labor intensive to patrol.

### **E. CPU – Process, Plan Update Subcommittee – AW**

->Feb meeting about mobility in community

-Katie Witherspoon has the entire presentation on CPUS website for comments through 3/12/21

1) Mobility goals – got feedback to planning

2) Break out groups reviewed staff proposals for 10 major corridors: Nobel Dr., Governor Rd., Regents Rd., Genesee Ave., Towne Centre Dr., La Jolla Village Dr., Villa La Jolla, North Torrey Pines Rd., Eastgate Mall, and Executive Dr.

3) Got the entire group back together to go over everything

-Next meeting is 3/16 at 5:30 pm regarding Urban Design – Visual representation Of density and mixed use.

-Then City will have a community wide survey

-If you can't make the meetings please see the website and do the surveys

Katie – all links are active.

Katie Rodolico – community member –is there a new meeting link? Who handles CPUS after AW is termed out?

Katie – If you already registered you are ok

CN – Will be a vote by UCPG to keep AW, now a community member, as Chair so we have continuity of experience. Voting on the CPUS is infrequent.

Katie – we think plan will be finished mid Fall/end of 2021 -with 3 working sessions Getting to the end of this year, then Spring discussion draft..

CN – There will be a formal discussion next meeting.

**E. Planning Department- Katie Witherspoon** – office hours for CPU are by appointment; blocks can be reserved, see the link in the chat. Happy to discuss so please email Katie at the planning department if you need her.

**F. Assembly member Chris Ward** –met us at the beginning of our meeting

**G. Senator Toni Atkins – Miller Saltzman – not here**

**H. Supervisor Terra Lawson-Remer - Evelyn Andrade**

- 1) Small business loans, 3<sup>rd</sup> round \$30 million grand funds. Non profit or small business with 20 for fewer employees \$\$\$ by the end of the month.
- 2) Vaccinations for group 1B
- 3) Proposing extra funding for County's essential workers for hazard pay. County workers would be an example
- 4) Youth Sports: environment career readiness and access to environment for low income.

Katie Dunahoo – community member and representative from EdUCate. We put an application in last Fall, do we need to reapply?

Evelyn – Yes, please email and she will answer!

Barry Bernstein – community member – He has been trying to get ahold of supervisor regarding Miramar. Supervisor needs to hear about the noise and flight path and Pure Water.

->This needs oversight to make sure City is working on it

Evelyn – email her to set up a meeting

CN – Evelyn is the planning side but will connect you to the right person.

**I. UC San Diego – Alyssa Helper ->**

-COVID19 – Over 100,000 tests and 0.1% Positivity!!

REMAC was opened for vaccinations for the UCSD community.

-Draft EIR – La Jolla Innovation available for comment for 45 days starting on 3/22

-Ridge Walk is being updated and will finish end of 2021

-NASA – Kate Rubins did her 3<sup>rd</sup> space walk; she is a UCSD grad.

JS – Ridge walk improvements are great! What is the status of 1)

North Torrey Pines Living and Learning Center and 2) Theater District Living and Learning Center?

Alyssa – 1) just opened a couple of months ago 2) construction is just getting started.

**C. UCPG Election for Board Members.** AD -> Elections – vigorously counting and are not done yet!

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

- a. Barry Bernstein – Newsletter just distributed this week
  - meeting tomorrow – regarding schools opening and representation will be presenting
  - 3/15 – March for schools opening
  - General from Miramar will come visit in the near future
- b. Kevin Lourens – just voted in for democratic delegate for State Dem Party
  - Chris Ward and Scott Peters are up for reelection in Dem. Party therefore we need to keep them accountable so they do their job!

**7. CN – Item 7 postponed as they are not ready for presentations**

**8. Action Item: La Jolla Innovation Center – development of a 7-story office/ Education building on behalf of UC San Diego, which would purchase and lease Back a .9 acre parcel located at the southwest corner of La Jolla Village Dr. and Villa La Jolla. UCPG subcommittee report with project and draft EIR comment Recommendations will be presented for action**

JS – presented the subcommittee report

- Draft EIR was presented
- Proposed building at Rock Bottom
- UCSD extension will be housed there
- Public/Private partnership

\* Subcommittee meet 4 times, a lot of opinions voiced and they came up with Report. 6 comments – see presentation

JS – motion to oppose 7 story building and support an alternative 2 story building

NG – seconded

JS – to summarize – 7 acre site owned by GPI, an LA based developer. The parcel is subject to the (Prop D, City) Coastal Zone 30' height limit.

There are several buildings on the site: UC San Diego Health Urgent Care, an office building primarily leased by UC San Diego for research studies, and Rock Bottom restaurant building. Offices are 56,000 sq ft and they need to move because of UC seismic requirements.

Dev and UCSD agree UCSD will purchase .9 acres, the Rock Bottom site, and lease back to Dev. Additional .3 more acres will be used for parking; UCSD will not own this parking.

Once UCSD owns the parcel construction will not be subject to the 30 foot height limit.

Concerns with buildings over 30 foot height limit - 1) once UCSD does this then other developers may want buildings over 30'. 2) There is no mitigation for traffic on LJ Village Dr and Villa La Jolla. 3) Lack of bicycle access and pedestrian access. 4) Piecemeal redevelopment makes it likely that these infrastructure requirements will not be met. 5) If we recommend the two story alternative, UCSD reports that it will not go ahead with the project. 6) The two story alternative will replace “The Campus” building, adding size and parking.

- 15 hours in committee and 6 comments that CN came out with last night.
- CN – Kaitlyn, what is Joe LaCava’s position on the project?
- Kaitlyn – A Friday letter will state that UC San Diego should abide by local land use regulations when developing property off-campus and supports the two story office alternative project.
- AZ – part of the subcommittee – 1) voiced support for UCSD Extension to have a bldg. nearby 2) students currently have to go 30 min away or be in temporary buildings 3) he’s frustrated by people who want to keep 30 foot height limit 4) students are concerned with the high cost of off-campus housing.
- Debby Knight – community member – land use plan over the years does not have 7 story buildings in it. It is an area of land use constraint, 30 foot height limit, but UCSD doesn’t have to comply. It will make a huge change in the community having high rises; a back door way to make a change. Voters made this land use reg. west of hwy 5 whereas east of 5 there is no limit. A change to the height limit should be a voter decision, not a back door change. Developers will then continue this and GPI could change the other two buildings on their property and this will set a precedent that will undermine the new Community Plan which we have spent three years producing.
- NG – Making clear – many UC Planning Group members are UC residents and we know and understand housing prices. It is the wrong-sized building in the wrong place. I am a 40 year employee of UCSD and have strongly supported UCSD, but here I support the 2 story alternative.
- IK – Lives around the corner from the site and appreciates the health care there. Works at UCSD and asks if Extension functions can be placed in the theater living and learning areas? Is there room over there in very high buildings? UCSD needs to come up with a good alternative. Why are there so many parking levels?
- JS – personal belief is that this is opportunistic for UCSD. Trailers were to be demoed with high-rise living spaces to replace them. East campus has room and the person at the last meeting stated there was no room on campus. There are also Governor Extension and Downtown Extension locations.
- AZ – you all live in UC – what are cumulative effects of 7 story buildings -> flip it to what are the cumulative effects of staying with 30 foot level?? Damage of not allowing high density housing in good transit zone with trolley and Whole Foods. University City people are trying to keep housing prices up!
- RC – Students needing more housing, there is plenty of room east of 5 or plenty of room on campus. The Innovation Center and housing are being conflated. People in the area are astounded that a 7 story building is being considered in an already congested area! (RC works there)
- A community member – where are UCSD Extension locations? EIR is not transparent regarding 0 foot level or 100’ level then baseline goes up the hill, therefore this is not correct.
- George Lattimer – will it go to the City if you don’t approve the 7 story project?
- CN - No it will go back to UCSD.
- JA – not against density of tall buildings, but this process is getting around regulations.

Agree with Debby, likes project and what it stands for but process he will not support.

Paul Jamason – can we never change this? We have a housing crisis because of not being able to build above the 30 foot limit.

PK – wanted to point out that building will not solve housing problems. This building Has 3 stories for cars! It is a bad project!

AW – There is no simple answer. He supports JS motion; if it were a housing project then this would be a different conversation, but it is not. The focus of conversation has been on UCSD, but this is a partnership between UCSD and a private developer who would use this partnership to get around the City process that other private developers are required to follow - and do. He advises discussion of housing keep focus on 'affordable' housing. A conversation about revising the 30ft ht limit should be in the open and decided by voters.

NG – University Research Park – 30 acres and belongs to UCSD?

AD - Yes

Kevin Lourens – community member – talk about adding research space but never much talk to see if students can graduate and afford housing. He has 5/6 people living in the same housing, we need affordable housing.

CN – call for the question

JS – restated the motion – Oppose the 7 story project and support creation of 2 story office alternative project specified in Draft EIR. Comments?

CN – individual comments should to go Helix, who is handling the EIR

MB – Comments are important

JS – move to submit comments 1 through 6 from individuals on the subcommittee to UCSD and Helix.

NG seconded

**Vote: Yes 13, - No 1 (AZ) - ABS 3 (ATV, JM, RRW), Chair not Voting. Motion approved.**

### **C. UCPG Election of Board Members.**

AD -> Elections – done and ready to report election results! There were 216 valid votes:

Res 1 – Georgia Kayser 190 votes, Lou Rodolico 17 votes

Res 2 – JS 4 votes

Res 3 – RC 2 votes

Bus 1 – CL 1 vote

Bus 2 – RR 1 vote

Bus 3 – ATV 1 vote

CN – thank you to our Elections Subcommittee: AD, JM and ML

### **9. Information Item: PTS 660043, “One Alexandria Square” 3010 Science Park Rd. Demo existing building, construct 7 buildings and remodel 2 buildings for R&D**

**with supporting uses including retail, food, beverage along with parking structure**

Steve Pomeranke – site is right across from Torrey Pines Golf Course in the middle of science business/tech businesses. Innovation happens here.

\*\* Alexandria wants to respect the environment around them

-10975 N. Torrey Pines and 3010 Science Park Rd.

-10931 / 10933 are going to be removed and redeveloped while preserving the open space and not touching the parking off of Callan Rd

-2 acres of open space being saved (see the presentation)

-22.2 acres, 15 % permeable surfaces with 9 acres landscape – native plants

-demolish 2 buildings, and add 330K sq ft of new construction

-current entitlements are for 428,169 sq ft = total development

\*\*Architecture – wood louvers instead of glass to prevent bird strikes

combo of 2&3 story buildings. Materials -> stone and wood with glass

\*\*Landscape – environmentally sensitive, by removing invasive plants,

current open space for demo garden in the middle of the campus

-Partnership with Native West, relationships with people who understand

-existing landscape and work with UCPG on this plan!

Plan is May 2022 Demo, August 2022 start construction and April 2024 finish

JA – Entitlements -> what are you looking for from UCPG?

Neil Hyytinen – it is enough change to need a UCPG recommendation!

It is an amendment to the existing Site Development Permit.

Debby Knight – she has been invited a few times and they have incorporated the environment and wild life in the plan! The most forward looking Plan brought in front of the planning board.

Steve – thanks Debby for the education

IK – very impressed w/ direction of the plan. What is the open space easement?

Steve – was bigger and they are trying to keep the open space.

IK – connect to the canyon across the street

Steve – Alexandria owns the space cross-corner across Callan and transferred all entitlements to this current site so they are not going to build there.

IK – native American lands under the asphalt

Steve – they are talking about this with the Kumeyaay tribe and they will follow best practice, keeping asphalt cap without disturbing site.

CN – process 4 – who is handling / making the decisions

Neil – process 4 but not city council decision

CN – cleared traffic and environmental is all that is left

Neil – just received traffic comments, haven't read it yet

CN – when will you come back?

Neil – we hope project approval in Sept 2021 and we still need environmental Doc once it has been reviewed. Best guess – June/July

AW – echo Debby Knight. This is his final meeting in 9 years – and this is the Most developed thinking about site being part of the biodiverse environment around it. Extraordinary plan! Traffic demand management?

Steve – shuttles in the paths for bikes (carts) yellow square (see presentation)



mobility hubs with 2.5 max less parking due to labs

-Bike to work “pit stop” – yellow boxes and people walk to food on campus

AW – how will water run-off, retention be handled?

Steve – filter water through bio-retention on site with appropriate planting

AW – Solar?

Steve – Solar will be on all new buildings. Thank you to AW for all his ideas

Debby – across Callan Rd. – site will have native restoration and connectivity

CN – thank you and we look forward to seeing you back soon. Great presentation

CN – Final note - thank you AW for all your time with UCPG; for now we will keep your expertise on the CPUS!

**12. Adjournment at 9:22 pm. Next meeting will be Tuesday, April 13, 2021 on zoom!!**

**Thank you, Chris**