

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Virtual Meeting Via Zoom
October 10, 2022

Directors present, directors absent

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

- 1. Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:02 pm
- 2. Agenda: Call for additions / deletions: Adoption.**
 - *Motion to approve passed by acclamation*
- 3. Approval of Minutes: September 13, 2022.**
 - *Motion to approve passed by acclamation*
- 4. Announcements: Chair's Report and CPC Report**
 - CN: Chair's Report:
 - CPC had a meeting on September 27th with an abbreviated agenda as the affordable housing item was postponed to the October CPC. The Land Use Code Update was presented where almost all changes to the 2022 land use code were approved except for setbacks, fire safety, and building heights which were deferred back to the planning department and Development Services Department for revisions. One development code language of note is that of "Sustainable Development Area" that refers to sites within ¾ mile and 1 mile of transit, replacing standard TPA ½ mile radius. May be challenged as contrary to state law.
 - Biomed Towne Centre View subcommittee: Expecting draft EIR by end of month.
 - Costa Verde – No update
 - Membership Outreach Event held at Oktoberfest event last Saturday resulted in 10 sign ups and 10 people taking membership applications.

5. Presentations:

Councilmember Joe LaCava: Krissy Chan

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

Membership Report: Anu Delouri

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

Plan Update Subcommittee: Andy Wiese, Chair

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

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

Planning Department: Nancy Graham

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

Senator Toni Atkins: Cole Reed

- Friday, September 30th the Governor acted on the bills on his desk: 997 were signed into law, 169 were vetoed. Nine authored/coauthored by Senator Atkins were signed into law. A few notable ones are (1) Senate 1375 on Nursing –allows nurse practitioners to provide abortion without supervision of physician (2) SB 1027 SD river conservancy expansion to include SD watershed and expands board of conservancy (3) SB 1183 CA state library provides resources to the state to give free books to children up to age 5 to encourage reading.
- Middle class tax refund: 2020 income taxes expected to receive rebate from \$200-\$1,050 depending on income and filing status. 95% payments expected to occur at the end of the year with final on January 15th.
 - Barry Bernstein: anything changed with Tijuana River cleanup?
 - Cole: Since last update, there was a bill that would have provided substantial resources to address the clean-up but governor vetoed it due to financial concerns because concern of having a deficit this year.

UC San Diego: Anu Delouri

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

Station planned for city ground-breaking on October 17th at 9:30am. UCSD has given \$20.5M for construction of fire station completion in early 2024. On October 21st UCSD campus celebrating opening of Epstein Family amphitheater which is close to Pepper Canyon West station along the Blue Line Trolley. The opening will be celebrated by the San Diego Symphony and UCSD musicians. Tickets available to the event at amphitheater.ucsd.edu.

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

CIP Subcommittee: Georgia Kayser

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

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

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

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

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

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

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

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

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

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

- CN: Per Federal, state, and city regulations, “health concerns” and “radiative energy concerns” are not a basis for deciding to approve or reject an applicant’s project. If you wish to make a statement using either of these arguments, you can

make a two-minute public comment prior to the presentation for item 7 and/or the presentation for item 8. Health/radiation concerns not reason to object to

- Chris Ward presenting
 - Proposed facility on the rooftop of Palisades building. Project requires a Neighborhood Use Permit for a new cell site. Company's primary goal was to obtain coverage at Genesee/Nobel. Presented rendered images with screen – no visual changes to building that you can see.
- Public Comment:
 - CN: Those who wish to make a short statement regarding health concerns or radiative energy concerns
 - RC: This is different because it is a residential building. In Japan on large apartment tower like this there was people with medical symptoms and second tower had more symptoms. They did an investigation related to the cell towers, once they took the towers down symptoms went down. We don't know what that exposure is and we have an ethical obligation to protect the quality of life for people we represent. Again, my motion would be a suggestion of measurement and monitoring. Suggest measuring on the 3 or 4 immediate floors below. Dish will add radiation. If willing to measure/monitor we can move forward. Want to use the technology safely.
 - JS: RC, does the monitoring need to be done before and after or does it need to be ongoing? For Chris Ward, how many other wireless entities have equipment up there?
 - Chris: As far as I know, there are no other carries on this roof.
 - JS: Why couldn't this go on the top of Macy's building or parking garage, something not residential?
 - Chris: Those locations were explored but because of the topography of the site and area, this building gives Dish the highest possible vantage point to extend coverage in the area.
 - JS: How much of a reduction would you have if it is on Macy's right next door?
 - Chris – don't have that information but would be significantly less.
 - IK: how many people will in the building would benefit/are subscribers to Dish. Do residents of building know this facility is being added to their building?

- CN will likely consult with David Moty, Chair of Kensington-Talmage CPG on bylaws/procedures.
- Next steps formation of bylaw subcommittee. Will be a lengthy process
 - JS: The City previously provided training or annual training for planning group board. Did city do away with that?
 - CN: Planning group members are required on annual basis to take training. City will provide it. 2x/year. Known as the COW.
 - JS: Brown Act; how does that affect these changes?
 - CN: would have to be approved in the change in terms/conditions.
 - IK: Stipend for the board as a whole? How much is an appeal?
 - CN: Yes, \$500 for the board, the cost is \$1,000 for appeal
 - RC: what constitutes good faith effort on outreach?
 - CN: Will have discussions with other CPGs and at CPC to flush out what the language actually means.
 - Nancy Groves: Best ways to get more people involved – zoom, have a hybrid meeting. Bought an owl so you can have in person and on zoom.
 - CN: Would like to have offline conversation about technology with Nancy
 - RC: Membership outreach forms are fillable/downloadable on the City’s website.

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