

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

6:07 P.M. June 9th 2020

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Dan McCurdy (DM), 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), Ryan Perry (RP), Amber Ter-Vrugt(ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Erin Baker (EB), Carol Uribe (CU) Katie Witherspoon (KW)(City of SD Planning)

1. **Call the Meeting to Order:** Chris Nielsen 6:07 pm
2. Agenda: Call for additions/deletions: Adoption –
Approve the Agenda by Acclimation Vote: no objections
3. **Approval of Minutes from May 12, 2020.**
After Joann's corrections approved by acclimation

5. Announcements:

Chair's Report and comments:

a-Costa Verde DEIR comment letter 5/22 into the City. JS and D. Knight – supply copies if needed. John Murphy working through comments with the city – ongoing process. Regency to update DEIR and get it published. Agenda-Vote will be 7/20. Jack Straw and Dan Ryan – CN did a professional job – way aboveboard.

b -Upcoming items – July UCPG Health Peak project – final Project rec -process 3
-Costa Verde final project Rec, -Willmark -UC Villages Landscaping,
-Palisades Tower Signage, -BioMed project – Two properties, major redevelopment.

- Dark in August

-Unknown dates in the future – Costal Rail Trail, TP State Natural Reserve, Campus Pt Neighborhood Dev, DIF/FBA res. City asked Katie to work on it, Annual Report for the City -CN to help w/ writing.

CPC – meeting with Parks Master Plan, Mobility Plan – and Storm Water – Parks and Housing – Mayor's office is rushing these policies through – did not receive with enough time to respond.

7. PRESENTATIONS:

A. SANDAG – John Dorrow from Midcoast Trolley. Project scheduled to finish late 2021 – April false work finished on Genesee, Genesee – elev. tower for stations, Extensions finished on trolley bridges and work moved to daytime, Voigt canopies are installed, Nobel Dr. parking structure starts, LJ Colony early July, Voit and Campus Dr widening starts. Access to Medical ctrs will be maintained. 1K paving median underneath the trolley,

JS –Q. about La Jolla Colony underpass. A. Bio retention for storm water between the cement walls and for vegetation.

JS –Q. At base of concrete pillars the circular components do what?

A. Isolation columns for earthquakes and to keep soil away from the columns.

Q. When will 52 and 5 at LJ Colony freeway lane on the right be finished?

A. Gilman Dr. connector is not SANDAG but will let Caltrans know – they manage that project.

B. Councilmember Barbara Bry Rep – Justine Murray for District 1

a. Working remotely now more than ever. Last Council meeting was 13 hours – ended 12 pm.

b. Budget vote – 13 to 1 restore community services. Restored library funding. She asked for S UC Rapid Response Team to be reconsidered by the Fire Dept. and Mayor’s Office. Council voted NO on S UC Rapid Response Team.

c. Voted \$3,000,000 for the Office of Racial Equality fund for community and \$1,500,000 for outreach to Homeless – mental health to the forefront.

d. BYO-Bry meetings will be on line.

JS – Homeless housed in hotels – what is happening?

Justine – No TOT Tax so why not help.

C. CPU – Process, Plan Update Subcommittee – AW –zoom was great 100 people were able to join, with positive feedback. See the community plan web site - planuniversity.org

Covered 5 focus areas with exercises to work on with the planning and design consultants. Focus areas are:

- 1) Torrey Pines Rd 2) Tech Parks – Campus Pointe 3) UTC
- 4) La Jolla Village Square 5) South UC

Next meeting – 6/16 at 6 pm discussing Parks and Rec

Berry Bernstein – regarding the Survey – basis for conversation and input.

Members of subcommittee worked on this prep. for the meeting – homework was shared with the audience

Katie Witherspoon – informal questionnaire/survey to subcom. Sent out to mailing list – feedback can be given in another no-zoom manner 120 people in attendance at the peak.

AW – thank you to Katie and Planning Team

D. Assemblyman Todd Gloria Rep -Mathew Gordon – State is making progress to pass through Phase II and III Covid-19 reopening plan

-Public School Leaders – Safe Reopening Plan 55 page report from State School Superintendant

-California will become a vote by mail state

-EDD case work for SDI or Unemployment issues? Please contact us.

-FEMA meals for seniors 7/10 – help for high risk, encouraging them to stay home by receiving 2 meals per day

-Facebook live updates /Todd Gloria
-Peaceful Protests – Law enforcement reforms in a ban cardioid artery hold.
Equity in policing
AW – will state support Small Business and Independent Contractors? A.
Through pandemic unemployment benefits.
Getting info to CN – SD Foundation-raising funds from private donors
IK -where is the state on senior benefits? – A. Stats are on state website – opt
in program where SD County opted in.
Senior and Disabled are using it, Calls from restaurants – if they need help Log
in online and fill out interest forms then send to the State, this is Fed. funds.
E. Membership – Anu – Please join if you are new to this meeting.

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

- a. Will Moore – Running for City Council, District #1
- b. Nicolas Reed – vice chair – Clairmont PG for 2 years-Observing from South of
52. CCPG is in the EIR phase so he wants to come 1 time per quarter.

**9. Information Item – Project 647676 ARE “Podium 93” Community Plan
Amendment, Site Dev. Permit – Rezone from RS-1-14 to EMX -2 Mixed Use
604,490 sq ft Process 5. Jon Ohlson presenting - Alexandria Project from Town Center
and Executive Dr. Dan Ryan – Representing ARE.**

-Life Science – largest lab owner in US
-500 of 10,000 diseases have cures
-COVID-19 working on vaccine and therapeutics
-sustainability wellness and well buildings
-610,000 sq ft -rezoning to mixed use needed with market under utilized
-in transit district
JS – How is parking? A. Proposed subterranean parking
AW-mixed use – challenges? A. Labs and market but currently no housing
AW- We want correct planning outcomes so more uses gives better outcomes for the
community. A. Retail and housing is not a problem with labs.
-Some trips for the project were transferred from open space across from ARE Illumina.
We will support leaving these 26 acres as open space.
IK – Where? A. South of Nobel @ 805
Neil Hyytinen – 138,400 add up to 400,000 and designate Open Space – Pueblo lands
RC – zone mixed use – Housing? ARE should consider to open up the way
Katie – Dan Monroe’s Project – Prime Industrial Overlay – Limiting factor
Wellness – Healthy Building – Roger sending info to Dan Ryan
Barry Bernstein – pure water sewage pipeline – tunneling under 805 at your site
Dan Ryan – doesn’t affect our project
Debby Knight – early thinking – consider bird strikes and cutting edge sustainability –
good - make sure 100% California native plants.
Neil – last project / plant and bird strike language run by Debby
IK – close to Trolley Stop – walkable to Executive Dr. Trolley so lower parking needs
Will there be available community space for meetings? Important to community
AW – Commends Alexandria Team – Great Work, Open Space and thinking ahead!

Dan Ryan – Costa Verde will most likely have a community space

10. Information Item – North UC Public Safety Items – Requested by Bill Beck that City Modify FBA list so public safety items can be included –

-Example: 3 new street lights on Vista La Jolla have been pending for a long time.

Justine – for N. UC and S. UC – documents that govern how we can use the DIF \$\$. Site on city website – City Council and Planning Groups – doesn't cover street lights.

Need us to make Amendment with CPU – to make a plan to cover Street lights. I year out to have the conversation

The traffic Engineer wants to fund this.

Bill Beck – 2014 requested more street lights –

-6 years on an unfunded \$60,000 - \$90,000 – for 3 lights

-Respectfully request that UCPG support the amendment

IK-Katie? Overall change to CPU - getting back with us for an answer

Barry – support combining of North and South UC DIFs

AW – Complicated issue – help to do this amendment prior to CPU – 2 plus years – we want to support Bill

NG – Street lights: Bill has been beyond patient.. This should be a priority

Consider – Action item on next mo meeting

NG – Moves to put this on the agenda and AW seconded. Vote 16 Y – 0 N – 0 Abs 0.

JS – we want to have some understanding to why this is on the unfunded list

11. Action Item – Discussion and Approval of a position on Parks Master Plan

AW Suggested course of action – write a letter: can we delay decision so that UCPG has some input. We need CPC to participate, too – AW found out 2 weeks ago.

Background – try to understand Parks Master Plan – City is revising and this has not happened since 1956 (65 Years) Document is over 100 pages long and 2 year w/plan public input, but no PG's have been involved.

Goals – Parks and Recs -focus on active recreation:

-Staff started to answer questions on Complete Communities, Play Everywhere.

-Finish comments Mon. then next to city next Mon.

-Not Enough time

-PG's should be involved – Very disappointed that they don't have our Community Plan

- Citywide rec. center group voted 24 – 0 moving ahead without PG comment

-Major changes in park standards – Change 2.8 acres/1000 people is now 12 points of Rec amenities. Additionally:

- Play Fields and Lighting, Amphitheaters etc
- Recreation Plan – Active Rec Plan increase access 10-20-30-40 Standard neighborhood for 10 min walk, 20 min bike
- Change equity – city control from community

A big change with emphasis on Communities of Concern getting the priority

Issue - City was not meeting 2.8 acre to 1000/person standard so it changes to a non-transparent, subject to manipulation, Recreational Point System

Park space – Prioritizing stuff instead of space, quantity vs quality – future parks will be lower quality

2/3rd of the park land is open space today and 1/3rd active recreational. Open space is frequently habitat preserve – Open space MHPA - multi species conservation
AW – Moved UCPG request extend public comment to the end of July 2020, 1) Allow city to see these comments and update, 2) share Park Master Plan – make staff available for July meetings. Since over 50 years – what is 3 months 3) share with Barbara Bry 4) request City delay and take to PGs
CN – if city doesn't accept this – comment closes 6/11 and we have no input
JS – Seconded

Discussion –

Community member – Tom Mullaney – normal standard is 10 acres nationally, but more common is 5 acres. We won a lawsuit against the City with no parks in the plan. Many years later the City rethinks parks and tries to justify not adding parks. Change to Children's Parks, TOT parks and workout. Changes from 10 acres to 1.7 acres.

Takes UC DIF funds and moves them to other community

CN – thanks AW and Tom - this is a big concern, very complex, most people don't understand

Nicholas Reed – Clairemont PG – agree and will share with his PG Board

Debbie Knight – devastating – Land use is PG business, shocking way to end run around the PG's – point system has never been used.

IK – multiple species – highly concerned

Amend Motion – move to the end of August

NG – Housing – dog parks and make ball field instead so dogs cannot go

RR – Need to redefine what open spaces are – move toward homeless policy – rec. and

EIR - private open spaces

AW – Point of info – strictly for city open space

CN – unlikely Plan B – if they pass these proposals and it moves on the city council.

DK – get Barbara Bry to support us – Land use

IK – in the time we have we need to be direct and strongly object to plan

-acreage needs to be part of the plan

Vote – Yes 13, No 0, abs – 3 JA, JM and RR

11. Action Item: Discussion and approval of UCPG recommendations on Complete Communities, Mobility and Housing proposal would:

Apply to multi-family Housing -North Park and other zoned for multi-family, high height buildings next to low height buildings.

Policy for the entire city – needs much more vetting and discussion

CPC's motion was to ask for a delay so PGs and CPC could reconsider.

JS – City wants to approve just like the Parks Master Plan with no time and slide it in.

CN – Construction / RHNA – multi-family housing, incentive – by transit, require /allow amenities – more affordable restructured DIF. – Multifamily residential zones – no approval requirements, - Affordable – 20% - up to 120% moderate income required

-FAR “1” 8.0 downtown

-FAR “2” 8.0 – UC – 8 times higher than base

-FAR “3” 4.0 – Many areas and coastal Prop D zones

Tom Mullaney – huge problem with this.

CN – Prop D height limit – we need to do the same letter like the park comments.
Nicolas Reed – not good for affordable housing – Bay Park in Clairemont is a concern
JS – way to fast – ministerial is offensive – no excuse to getting rid of this

-family housing is the greatest need, -not affordable substantial subsidies, -creating luxury not affordable

JS – Motion to oppose – 1) Ask for more time to comment, push to October, not giving adequate info 2) City to make complete community mobility and housing elements. s/b planning then city council.

NG seconded

Discussion

CN commented need more time

DK – city has to update every RHNA every 10 years; builds 2% low income, 4% very low income, 4% moderate income and 90 % high income

AW – CPC meeting – proposal worst ever – rushed through and doesn't work for affordable housing. Far zoning out of scale – 12 to 20 story buildings- connection to transit is inadequate. Needs effective transit – auto's instead of transit. Sneaky build building from 1 story 10 units and 10% - to – 20% of original sq footage – too expensive

IK – restate the motion

Vote: Yes 12, No 0, abs 4, RR, JA, AT. JM

-Meeting in August – Poll UCPG – no comment- we need to think about August plans
14. **Adjournment** at 9:16 pm. Next meeting will be July 14, 2020 (Bastille Day) on zoom

Thank you, Chris