

UNIVERSITY COMMUNITY PLANNING GROUP
Meeting Minutes
Alexandria Building, 10300 Campus Point Dr, 2nd Floor
6:00 P.M. February 11th 2020

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Meagan Beale (MB) (Vice Chair), Dan McCurdy (DM), Andrew Wiese (AW), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasserri (AN), Rebecca Robinson (RR), Roger Cavanaugh(RC), 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), John Bassler (JB), Petr Krysl (PK), Erin Baker (EB) Katie Witherspoon (KW)(City of SD Planning)

1. **Call the Meeting to Order:** Chris Nielsen 6:08 pm
2. **Pledge of Allegiance followed by a Moment of Silence**
3. Agenda: Call for additions/deletions: Adoption –
Motion: To approve the Agenda moved by EB and seconded by RP. Vote: Yes: 15 No: 0 Abstain: 0, chair not voting, motion passed.
4. Approval of Minutes for Jan 14, 2020. Call for additions/deletions.
**Motion: Motion to defer minute approval until next month
Vote: Yes: 15 No: 0 Abstain: 0, chair not voting, motion passed.**
5. **Announcements : Chair Report** –(made after Plan Update Report):
 - a. Cell Tower
 - b. Water Easement
 - c. EIR – Costa Verde ->coming out next week
 - d. Sub Committee needs to review the EIR
 - e. Annual Report
 - f. Elections – March 2020
 - g. CPC Meeting – Mara Elliott
 - Franchise Agreement
 - Planning discuss Survey
 - h. CPUS will be 3/17/20
6. **PRESENTATIONS:**
 - A. **Planning Department - Katie Witherspoon** - CPU subcommittee meeting will be postponed to 3/17 spending more time on land use.
 - Economic Forum – 2/27- 9am-noon. Employment & Development to be discussed with meeting open to the Public.
Location: Alexandria 10977 Torreyanna. Contact KW for invite.
Community member comment - D. Ahearn - it is posted on the website.
 - B. Bernstein – by Mar. meeting – status of 4 service stations at Governor and Genesee to be discussed at the community plan update meeting.
KW – This would be in the land use and mobility elements.
CN – DIF & FBA – trying to get a planner for presentation; held up

by assignment of a planner.

B. Cell Towers – RC using meter (Petr) with Dr. Hainey to create a Map of Meter Readings – need data. Some people are saying levels below extremes. RC and Dr. Hainey have been collecting data.

At Doyle Park in the middle of the field the meter maxed out.

In O.B. – measurements maxed out.

RC introduced Ryan Preston, UC Little League President.

-Castle Rock replaced a light pole with a LED light. Noticed a large device on top of the light pole. It is a 5G device which is 30 feet from his window and his children, along with his neighborhood.

Castle Rock did not say there would be a cell tower on the light pole and he was told not to divulge to his neighbors. Community needs to be notified, we don't want to be a science experiment. Castle Rock said 3G has been there since 2003 and upgraded to 4G in 2019, now it will be 5G. Installer said it was the same as WIFI. A post on the device states "Radiation to 3 Feet". Installer said this pole or device isn't moving.

Community member: City said change out of halogen for LED but they installed cameras to see the intersection. Now they are installing cell towers.

C. Councilmember Barbara Bry – Justine Murray for District 1

a. Joint use agreement – Standley Park and Standley Middle School and Pool. City Council approved \$90,000 DIF South UC Funds for aquatic project. Details posted in UCCA news and Nextdoor.

\$35,000 CIP Funds approved for Marcy Park. There is north and south DIF support for both, along with Park & Rec Improvements. For financing and DIF funds questions call Justine.

b. Update - Gullstrand Golf Course Investigation – CLOSED

- no issues with work occurring, Dev Services and Sustainability- we don't want to lose 100 year old trees. Foliage will be replaced with in kind trees and shrubs.

JS – can we bring Mara Elliot – District Attorney into this matter?

c. Miramar Landfill – elevation for trash was increase 15 feet and the mayor's office is being briefed.

Community member – Miramar Landfill received a citation – they will send citation information to Justine.

D. Membership – John Bassler – membership forms are in the back of the room. JB is resigning his post after 9 years. A person in JB's office is running so he resigns his seat tonight. AD is taking over membership for the next year.

E. SANDAG – Update from Gia Ballash, MCTC

-La Jolla Village Square parking structure started last month with construction through 11/2020. Rendering will be at our next meeting

-Trolley – where it crosses over I5 false work coming down, starting 3/1, 5 closures (will be posted) for 2 weeks.

-False work is coming down at Genesee, pedestrian bridge.

-Final end Trolley stop at UTC falsework will be coming down end of the month.

-La Jolla Colony Dr. Tunnel underpass wrapping up the end of Mar. Amtrak Train Service will be halted the weekend of 2/22 & 23 for tracks work.

RP asked when barriers at the end of the Trolley will come down – Spring 2021 as they will be up through construction and landscaping
IK noted that we need signage for these barriers.

JS asked about the charges for parking in the structure – Ground floor and 2nd floor will be for retail and top 3 floors are for parking.

Community member ask what the ridership numbers estimations.

11 miles of Blue line – expected 20,000 riders to the blue line.

35,000 expected for full blue line.

F. Assemblyman Todd Gloria – Matthew Gordon –

-10/1 Real ID will be required for flights. Passport will also work as a federal ID.

-Todd Gloria received calls about Seniors. Gov. Newsom’s master plan for aging. End of 2020 – we will have a blueprint for local gov. for healthy living. 65 plus population is growing. We are an age friendly state with AARP

G. UCSD – Alyssa Helper - Community Monthly Update

-Fact sheets- handouts for 3 projects:

1-Living Learning College,

2-I5 Switch

3-Nuevo West Graduate Housing.

-1/22 Open House was held discussing Long Range Dev Plan 2018 – over 400 people were invited, including UCPG. 6/2019 was the previous Open House for Capital Projects.

-EIR brought up traffic- Smart signals will be placed along Regents, La Jolla Village Dr and North Torrey Pines.

IK – How high is the highest new building – 17 stories is the highest Nuevo Opening up on East Campus in March. 21 stories is too high
Major concern is open space, to keep the open space. AH: 30% of campus (300 acres) is open space. New buildings are on parking lot.

IK: Students will go to Scripps Coastal and IK will have to close the open space, impacting those living next to North Torrey Pines.

EB- lives in a 13 story building, across from the 15 story tower and she feels the school is doing great with open space. Erin likes the taller towers so that the open spaces stay that way.

JS- went to the meetings and these concerns were not addressed.
Lots of traffic on Torrey Pines Rd.; what are the campus plans to widen the road? EIR did not mention needing smart signals on Torrey Pines Road.

ML – La Jolla Playhouse parking? Shuttles and 1200 spaces will be in the new development.

H. Plan Update Subcommittee – CN for Andy Wiese, Chair (absent)– .

- i. Cancelling Feb meeting so Mar 17th, 6 – 9 pm, 3rd Tues. UC High in the library Genesee Ave. focus on Housing/Urban
- ii. Debbie Knight -History of Urban Housing and focusing on Urban High Density was a high point of last meeting.
- iii. South UC is different – focus on North UC Area

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

- a. Barry Bernstein – Will attend Council meeting re: DIF funds for Standley.
 - \$90,000 from South UC DIF to be used for pool, but it has only \$35,000 in the fund.
 - Press UCCF and Council to postpone for 30 days
 - Barry is very disappointed! \$\$ were to go to UCPG priorities first - \$90,000 is going to the pool first!
 - UCCA meeting 2/12 tomorrow.

-Justine and Barry are working with Council Members
RC – Capital Improvements were worked on extensively and CIP needs to stay a priority.

Justine – Received confirmation that CIP would stay and Park and Rec is using Joint Use Agreement.

- b. Community member re: 1000 Trees Foundation – thank you to Janay Kruger
- c. Community member – Verizon Cell Towers are a major problem – they are putting up more cell towers in 92122 area because there is a void/or issues with service in 92122.
- d. Community member – Make a point to the Developer of the Golf Course about moving buildings too close to the slope.

8. Elections - March

- a. 3 Residential and 3 Business
 - Residential – ML is running, MB is running and Chris is running again
 - Business – JB resigned and another Coldwell Banker employee is running, RP is terming out and we don't have a replacement, AN is running again

9. Action Item: Letter to City Regarding UC Golf Course destruction –

-JS proposed letter should itemize EIR violations, actual and in spirit to the community, in addition to not following the Climate Action Plan of the City.

-Debbie Knight – Golf Course was approved in 2000, UCPG Chair then was Harry Mathis. The environmental parameters were set to redo the course at that time.

-JS – 2012 and 2016 landscape and slope discussed. Removing landscape and building a trench for sewage upgrades for a lot of structures.

-CN: We need a small committee to put words together for the letter – CN, CW, JS and community member Janis Deady.

-MB-get Development Svcs to review and Justine will email it.

Motion: approved, moved JS and seconded by RC.

Vote: Yes:15 No:0 Abstain:0 Recuse:0, chair not voting. Motion passed

10. **Action Item:** Project 643476 – Signage for La Jolla Country Day School, process 4 Denise Vo, Latitude 33 presented.

Monument Signs – 2 7.3 foot signs, LJCD needs a Plan Dev Permit

1 – Genesee and Regents -18 feet wide on a 24 foot wall X 7.3 feet tall at a 45 degrees

2 – at the LJCD entrance 10 feet wide on a 24 foot wall X 7.3 feet tall

Both signs will be lit up from below with LED

ML – we are trying to get rid of ambient light

Debbie Knight – can you light it from above then light will shine directly on the sign.

Motion: approved with suggested down lighting, moved MB and seconded by JS.

Vote: Yes: 10 No: 0 Abstain: 3 Recuse: 1 (JA), chair not voting. Motion passed.

11. **Action Item** – Project 635306 T-Mobile Eastgate, Planned Dev Permit, process 4 Franklin Orozco presented.

- “Faux Palm” tree that looks like a palm tree, originally built in 1996 and modified in 2008.

- Need Plan Dev. Project – is east of 805 on Eastgate Mall in the Industrial Zone

- has a 300’ set back, T-Mobile will add oak trees to the front of the building – due to concrete paved area at the AT&T office and construction office.

The city stopped approving faux palms a few years back.

Construction of this palm tree should be grandfathered as approval was many years ago. It was expensive.

CN- Removal and replacement will be a different project

RP – why is it up for permit? F. Orozco: 10 years to reapply to renew the permit

RP -- Why oak trees? Is there a requirement? In 2008 they were required for permit, but were never installed.

Debbie Knight – Happy for the Oak Tree selection. Not a big deal for the faux palm.

RC – What is coming out of this Cell Tower? FCC limits? Telecomm doesn’t measure the radiation. Propose that you volunteer to make after-installation measurements and make a commitment for safety measures!

Franklin Orozco: 150-190 days tolling the time for project, this will be discussed with the City. Cell Tower produces radio waves and is below FCC guidelines.

JS – Permit expired and faux palm design comment.

RP – What does it look like if you change the design?

Franklin: foliage spreads beyond the antennae equipment. New design would cost \$200K to \$300K due to removal of foundation and rebuild.

RC – FCC regulations are exceeded in Doyle Park, RC measured in the middle of the park

Motion: Approve the project as presented, moved by MB, seconded by NG.

Vote: Yes:14 No:1 (?) Abstain:0 Recuse:0, chair not voting. Motion passed

Suggestions in Motion #2 – T-Mobile could measure microwave radiation.

Motion 2: Approve the project but with the suggestion that periodic measurements be taken after project installation, moved RC and seconded by EB.

Vote: Yes:5 No:8 Abstain:1 Recuse:0, chair not voting. Motion not passed

Voting NO: ML, JA, MB, KM, JM, DM, AN, and JS (?)

12. **Information Item** – Project 477943, Costa Verde Revitalization, Community Plan Amendment, Specific Plan and Planned Development Permit 90-1109, Process 5.

John Murphy, Regency Properties, presented.

-EIR will be published next week

Regency Centers – have 11 projects in SD. Proposing: 1) 178,000 sq ft retail space, 2) 400,000 sq ft Office/Lab space, 3) 200 Room Hotel, and 4) 1800 Parking Spaces. How do we create the most thoughtful Dev. in SD? – 99% of developments have anchor businesses, drug and grocery store.

Living space/Working Life Science Space – near mobility. Regency teamed with Alexandria. Underground the parking. See CostaVerde PDF.

JS-Car entrances are all the same? Bicycles and cars is life threatening along streets.

John-extending the bike lane with suggestions from Circulate San Diego: Genesee to Regents Rd. along Nobel with bikes having a 2 way bike lane on the North side of Nobel.

“Mass Wood Building” will be one type of Office/Lab building – doesn’t deploy CO2

No housing proposed. Apartments across from CV-Specific plan for South Nobel

ML – Bristol Farms? Closing for 2 yrs/30 months

CN – McDonalds and Gas Station are staying through construction

IK – Post office? Lease is up, might it be put into a trailer?

-Consider a Community Meeting Room. Regency noted this.

John Murphy– “Keep it Local” – Restaurants: Chipotle on site – they want to come back, Bristol Farms want to come back, Fast casual and 4 proper restaurants.

Regency will have property managers on site.

Alexandria – Labs and Life Science Businesses

Hotel – 200 Room, 6 story building and business friendly

Hotel will have a Bar and Breakfast so they don’t compete with other restaurants.

Debbie Knight – Hotel a problem. Are you planning for Parks? John Murphy:

Developers consider this prime real estate and will build buildings on it, not parks.

Debby Knight: Bike lane is a problem – Chris has a description

Community member – EIR has pictures but they are not the same as the presentation

Trolley entrance – how will it figure in to this plan?

Bike parking – where is it? Up on the Trolley platform – Genesee and Nobel will have a bike lock up on site.

JS – Is there a transit parking lot? 1 hour free parking. Some will try to park all day!

Debbie Knight – Many more cars and traffic on the roads. We should utilize shared parking. EIR – Traffic?

13. **Action Item** - Renewal of Energy Franchise Agreement in 2020. Presented by Mark Hughes, Climate Action Campaign, presenting. Warren Ruis, SDG&E presenting

- Mark Hughes -SDG&E is not against roof top and civilian Solar. We need to convert to renewable energy. Denver and Minneapolis put in renewable energy clause.

-Warren Ruis – SDG&E –

a. Franchisee – Lease Agreement – Current lease 50 years started in 1971; 1-3% fee instead of 1 to 2% fee, 2- 2002 3.5% underground surcharge fee, 3-\$130 million benefit, 65 general and 65 underground.

b. Fees give San Diego – 3 to 3.5% electricity, 3% gas. Wood to metal changes.

Weather stations in the back country.

c. Undergrounding 74% of the grid. Currently we are building 6 miles per year and want to improve to 23 miles per year. Also, currently we have 40 miles under construction and 90 miles in design.

Working with residents – connecting to the grid, along with Renewable electric vehicles SDG&E Service Safety and Reliability, employees believe in job security.

AN – High Franchise Fee passed to customer while SDG & E profits are high

Warren – yes pass on fees to the customer and there will be rebates for electric vehicles

Solar customers are not paid and do not get benefits for adding into the grid. So

Neighbors end up having to pay more because solar customers pay less.

Motion: Vote postponed to March

14. **Adjournment** at 9:55 pm. Next meeting is March 10, 2020.

Remember Elections next meeting! Thank you, Chris