

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
November 14, 2023

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), 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), Alex Arthur (AA), Anna Bryan (AB), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:05 pm

CN: Thanks for attending in person or on zoom. We hope you appreciate the convenience of the zoom broadcast for those who cannot attend in person.

CN: Roll call. Amber Ter-Vrugt has now missed three consecutive meetings so her seat is declared vacant. Even though she is in the zoom audience, she cannot vote at tonight's meeting. She can be a voting member at the December meeting if the board reappoints her to her seat.

2. Agenda: Call for additions / deletions.

CN: None raised. CN motion to approve, seconded by AW. *Adopted by acclamation.*

3. Approval of Minutes: October 10, 2023, call for additions / deletions.

CN: No corrections heard. CN motion to approve, seconded by AB. *Adopted by acclamation.*

4. Chair's Report and CPC report.

We will have an action item allowing Karen Martien to join the Jan. 9 meeting by zoom to care for a family member, an action item to provide a recommendation for a tentative map split, a recommendation for the Healthpeak Torreyana project, and continued discussion of UCPG governance documents from the October UCPG meeting. Thanks to JS and KMar for discussion and editing of the draft of the UCPG governance docs after the Oct. meeting for review tonight.

A sad note: Howard Wayne, chair of the Linda Vista Planning Group, former three term member of the California Assembly, and all-around good guy, died on Nov. 2. A celebration of life will be on Sat November. CN will pass on the details to anyone interested.

The next meeting will be by Dec. 12. Thanks to Diane Ahern for handling the zoom tonight and Nancy Groves taking the minutes.

5. Presentations:

Councilmember Kent Lee—Zach Burton reported that there would be a lighting of a Christmas tree and menorah at Standley Park on Friday, Dec. 8. At Miramar College, there was a successful pickup of mattresses and other items.

Questions:

KM: Do you have info about AB 413 about stopping or parking within 20' of a crosswalk or intersection? Do you have info about AB 361 about bike lane parking regulations and putting forward facing camera on transit vehicles to issue citations? Zach answered that he would research the two bills and get back with info. How did CM Lee vote on the Mayor's proposed housing expansion bill ("HAP 2.0")? Zach answered that the CM tried unsuccessfully to propose an amendment but voted in the affirmative even though the motion failed.

Membership Report—Anu Delouri reported that residents and businesses of both north and south University City are included and the UCPG which advises the city on Land Use and Development. Next meeting is Dec. 12 and it will be hybrid.

Plan Update Subcommittee—Andy Wiese, Chair—no report this month.

Assy Member Tasha Boerner—Mariah Kallhoff, Internship Coordinator—the office is now accepting applications for internships that must contain a resume and a cover letter. In December there will be an Open House in their new digs from 10-12 at 505 Loma Sante Fe Drive in Solana Beach. They will be participating in the Ocean Beach Holiday Food Drive. They are open to new ideas, so go to their website and add to the "There Ought to be a Law" section.

Mayor Todd Gloria —Michaela Valk reported on the successful roll out of the city compost program and brought along some free bins for those who might have missed getting them. The Chief of Police is retiring and each council member can put forth nominations. Dec. 16 is the deadline for essays for those competing for "Mayor for a Day". The city is also offering paid (\$17 / hr.) internships; many will be in the summer. The program aims to train interns to become future employees for the city. One can apply online.

Congressman Scott Peters—Allie Apfeld —reported that Peters is reviewing applications for the services academies. He participated in Veterans Day events. In D.C., Congressman Peters voted in favor of the Continuing Resolution. Working to pass a new bill on National Park services and another to have the Climate Resiliency Office respond to emergencies. IK wanted to pass a message to Peters to thank him for voting against censuring Talib and to thank him for voting for a ceasefire in Gaza. LB objected strongly to that last comment.

UC San Diego—Anu Delouri reported on the Oct. 31 groundbreaking in the heart of the campus for the Trident Center which will actually have an address at 9500 Gilman Drive. The center will consist of four buildings of four to six stories. It will have about 300,000 sq ft and house a Welcome Center, Arts & Culture Center, Student Health Center, and Well Being Center. The state allocated 30 million dollars for student mental health. The complex will also have the Alumni Center and Parking Office.

MCAS Miramar—Kristin Camper reported that there are currently many visiting planes here for training. She is rescheduling to January the group tour which was scheduled for August.

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

Diane Ahern—UCCA officer election results: President Jemma Samala, Vice President Jim Beshears, Treasurer Phil Fowler, and Secretary Katie Rodolico. No meeting in December. and no Newsletter in January. Lighting of the Christmas tree and Menorah is Friday Dec. 8 at Standley Park preceded by Dinner with Santa. Doyle Park will have an afternoon snow event on Saturday, Dec. 9. Barry Bernstein asked if there was an envelope insert in the Nov/Dec newsletter for new members and for dues payment. Answer, yes.

Alex Wong—representing “Ride San Diego” a transport advocacy group. SANDAG is looking into transport to the airport. The trolley is one method and the alternate is a people mover. We are proposing an elevated “people mover”, or sky train, which runs on a third rail and is driverless from UTC directly to the airport and could be expanded to the Midway Rising development. The people mover would run every 2 minutes, whereas the trolley expansion would run every 15 minutes and one would have to change trolleys downtown. The cost of the people mover would be far less than the trolley expansion.

Becky Rapp—first, thank you for mentioning Howard Wayne’s passing. As a parent and resident concerned by the city’s new pot shop regulations as stated by Laura Gates that they are proposing changes to remove all sensitive use protection previously listed and add 36 additional pot shops. There would be 12 new shops in each of the three zones (North of 8, from 8 to the 94, and South of 94) for a total of 74. They excluded La Jolla and Ocean Beach but why? The Cannabis Business Division should be asked to present to this group at the beginning of the year.

7. Action item to approve remote attendance for Karen Martien for care of a family member during the Jan 9, 2024, meeting as permitted under AB2449.

CN presented the item, stating that Karen Martien expects to be caring for a family member on January 9 and asked to be permitted to attend remotely under AB2449. AW moved the motion, JS seconded. The roll was called and all 11 board members present approved unanimously.

CN asked if KM had anything from the CIP Subcommittee since GK is absent tonight. Answer–No. CN reminded everyone that in January there will be a presentation by the traffic engineers from Pure Water on road restriping after the project is finished on Genesee.

8. Action Item: PRJ-1092523, a Tentative Map Waiver for property located 8910 University Center Ln., 8930 University Center Ln., and 3777 La Jolla Village Dr, to convert the existing lot into two condominium units: one for the hotel on the east side of the site, and the other for the existing office, lab, parking structure, rotunda, and additional uses on the western portion of the site. Brad Sonnenberg, Latitude 33, representing IQHQ, presenting.

AW–brief discussion of “recuse” and who should abstain or recuse. Financial interest, tenant interest. CN this is to be discussed later also related to bylaws.

Those recusing: –AB, NR, JA

This is the Aventine property just south of La Jolla Village Drive. The conversion to condos means “business condos”, not residential. Done purely for lot division and financial consideration. Underground parking will not be affected nor will access to the garage. LB asked if the current hotel would stay as an existing hotel? Answer– yes. And no change to tennis courts, pool areas, or restaurants. AW– Will lot split preclude construction of housing in the future? Are they changing the zoning or land use? Answer: No. Currently zoned “Urban Village”. CN explained that the Development Services description of the agenda item cannot be changed by the planning group in response to a question regarding if the word “condominium” may be removed. Condominium just means joint ownership.

Motion by AW: to recommend the project as presented with the proviso that approving the project in no way precludes future uses, specifically, housing. Alex Arthur seconded.

Gio Posillico, principal for Latitude 33, commented that there are currently four lots and this is to simplify and turn them into two commercial condominium lots for a group of owners. AW asked if the word “condo” is required or can it just be two lots period? Brad answered that the client wants condo lots which can be more flexible. JS asked if the city requires condo lot as opposed to just a lot split to go to Process 3. ANS–yes. Gio—This is to separate the hotel from office and lab use. And condo lots do not have setbacks. Bill Beck: I think we need more information since all the restaurants are gone as the gym, and the Tesla charging stations and all offices must move out. What are the plans for the property?

AW: Restated the Motion: to vote to recommend approval of the lot split for the hotel and the condos designation but not preclude any future uses. **LB offered a Substitute Motion** if the motion on the floor fails. KM seconded the **substitute motion that asks the applicants to come back and explain “condo lots” together with the implications of approving the project stated clearly (“what, actually, are we voting for and what will it do, and what will it not do?”)**. JS wanted to add a friendly amendment asking how this affects local businesses. CN ruled that the friendly amendment was not permitted.

VOTE on AW motion: NO: 5 (JS, IK, KM, LB, ST)
YES: 3 (AW, AA, FA)
RECUSE: 3 (NR, AB, JA, business competitor cited)
Motion Fails.

VOTE on Substitute Motion: YES: 8 (JS, IK, KM, LB, ST, AW, AA, FA)
NO: 0
ABSTAIN: 0
RECUSE: 3 (NR, AB, JA business competitor cited)

CN—The UCPG will continue this action until December or until the applicant requests a new date. Brad and Gio agreed to return.

9. Action Item: PRJ-1056938, Healthpeak Torreyana, a two-building campus at 11085/11095 Torreyana Road totaling approximately 111,000 SF, consistent with the University Community Plan, with demolition of an 80,000 SF 42- year-old building. The project is targeting LEED Silver or better. Process 2 Coastal/Site/Neighborhood Development Permit. Stefanie Deal, Furguson Pape Baldwin Architects, presenting.

Stefanie Deal presented the project. The project replaces the existing building to create a campus consisting of two buildings and brings the site up to current standards and best practices by upgrading the site landscaping, adding electric bike charging stations, and planting understory plants in place of rock islands to decrease the heat island effect. Bring the site up to current standards (brush management, stormwater, modern buildings, parking underground.) Remove invasive flora species within 25’ of the landscape maintenance area.

Q&A:

Q: CN asked for an explanation of modular wetland units.

A: They are concrete and stone through which water is filtered through soil and then through plant filters thereby reducing the volume of water routed into the storm basin under the parking lot.

Q: JA asked about the circulation on site.

A: Red designates car circulation and blue the pedestrian circulation.

Q: IK stated that the conservation easement for the open space in 1980 was 6.15 acres and deeded to the state so I am assuming that you are not touching this conservation area.

A: Catherine, the biologist for the project, reported on the open space areas. They are very steep and generally in good shape with just a few invasive, but hard to get to, plants. Most non-natives we would remove.

Q: IK asked about the plant palette.

A: Catherine described one large tree needed to shade the building but the rest are costal live oaks. Catherine will send a five-page plant palette tomorrow.

Q: DK commented that since there is no access to the MHPA I suggest you put up signs as reminders. And second, the views of the canyon will have some lights and noise from the patio; please prevent events which might have light and noise ebbing into the MHPA.

Jen—thanks for providing e- bike parking.

Jeff Dosick: There is too much traffic for bikes and the bike master plan 2024 might have updates for a bike boulevard which we need to get the city onboard with.

IK—Please describe a bike boulevard.

Jeff Dosick: The bike San Diego presentation shows how a bike boulevard slows down the traffic.

KM: Please maximize the underground parking and maybe use above ground as visitor parking.

AW: Following best practices within the MHPA, are you removing invasive plant species?

A: Yes, where feasible.

AW: Is bird strike mitigation considered?

A: Yes.

AW: Elevations around the site?

A: There are two levels between buildings and the second and third are underground, about 2/3rds which is parking.

IK— Are there any Native American remains there? Ans—NO. DK wants to thank this group for following environmental measures so diligently.

Motion to recommend approval of the project as presented, made by JS and seconded by JA.

Vote: Yes: 8
No: 0
Recuse: 2 (AB, NR, business competitor cited)

CN: I will send the IB620 form to DSD tomorrow.

10. Action Item: New UCPG governance documents must be submitted to the city by the end of the year. Recognition of the UCPG and approval of the revised governance documents will be made by the City Council in early 2024, with the new governance rules then taking effect. The new documents include 1) Terms and Conditions (bylaws), 2) code of ethical conduct, and 3) participation and representation plan. Chris Nielsen, presenting.

The T&C (bylaws) document was discussed at and subsequently revised after the October UCPG meeting. Further revisions of the T&Cs and first revisions of the ethical standards and participation and representation documents will be discussed. The action will be to revise and approve all three documents. Final approval of the document package to be submitted to the city will be at the December 10 UCPG meeting. Chris Nielsen, presenting.

1. TERMS & CONDITIONS (BYLAWS): The goals of the new documents are inclusion, representing all residents and age groups, reflect demographics reflect all financial groups, homeowners and renters. The deadline for all those seeking board seats is still the February meeting.

CN: I'll begin by proposing a motion to modify last month's **motion** on board representation: **voting members of the UCPG may retain a seat through the end of their current term if they move to another address in the University Community Plan Area. Alex Arthur seconds the motion.**

CN: This provision allows residents to make a term-long commitment to a UCPG seat without fear that moving within the plan area would result in losing the seat. This benefits all residents of the plan area, specifically renters and students that live on the UC San Diego campus (District 4). It's important to note that this applies to all residents in the plan area, not just those in District 4.

AW: For people elected to district 4 seats, are seats the seats attached to the University?

CN: No. The residents of UC San Diego are just residents without special attributes. We want these residents, almost all undergraduate and graduate students, to consider themselves as just another part of the community.

AW: Will a student be used to fill a vacancy need to continue to be a student?

CN-No. Board members all are in the same, that is, no distinction between students and residents. We want to get more students involved rather than chosen by student government.

AW: What if you work on campus and don't live on campus?

CN: No. Anybody who lives in the planning area can run for a seat on the planning group. This is to keep the board diverse.

Call the question: Yes: 10
No: 0
Abstain: 0
Recuse: 0

Approved unanimously.

Next step is to revise the Bylaws and get in final form to the city.

2. ETHICAL GUIDELINES: We need guidelines on recusals and clarity for using abstaining. Do we need to give reason for abstaining or for recusal? Is recusal for financial involvement only? Is it for you personally or your business interest. The city needs to provide a reference for the UCPG to use.

3. PARTICIPATION AND REPRESENTATION: The city wants to know the board members' race, ethnicity, income range, and gender, to be collected anonymously.

CN: Should we start meetings at 5:30 rather than 6:00? And yes, the meeting should be shorter and end earlier!

11. ADJOURNMENT: Next meeting will be on Dec. 12, 2023, in person at 9880 Campus Pointe Drive, third floor, Terra Nova Conference Room and on Zoom. This will be a hybrid meeting both in-person and on Zoom.