

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Virtual Meeting Via Zoom  
6:05 P.M. June 8<sup>th</sup>, 2021

**Directors present**, directors absent:

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil deRamos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasserri (AN), Rebecca Robinson Wood(RRW), 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), Georgia Kayser (GK), Katie Witherspoon (KW-City of SD Planning), Andy Zhao (AZ-UCSD), Aidan Lin (AL-UCSD)**

1. **Call the Meeting to Order:** Chris Nielsen 6:05 pm.
2. CN asked new UCSD undergraduate representative Aidan Lin to introduce himself.
3. **Agenda: Approved – Adoption by acclimation**
4. **Approval of Minutes from April 13, 2021.**

CN-asked if there were any corrections?

- moved to approve with minor corrections (ATV)
- seconded (MB)

Motion to approve minutes; approved with one abstention (RRW)

### 5. **Announcements: Chair’s Report:**

- a. Seritage plan amendment is on hold, as is the UCPG subcommittee for this project. Next month Seritage plans to bring amendment to allow lease of office space not facing street.
- b. The 6705 Robbins Way project is on hold pending completion of review by Development Services.
- c. Torrey Pines State Park improvements will be on agenda next month
- d. “Alexandria—Campus Pt. 2” on agenda next month
- e. Monday, June 14 at 4:30 visit of UCPG Subcommittee to Town Center View Drive at the end of Town Center Dr.
- f. SANDAG – 2021 Regional Transportation Plan presentations; 4/23 Equity, 4/30 Alignment of State, Regional and local planning, 5/28 Draft EIR will be available
- g. CN – Questions?
  - Bill Beck – community member – Any update on Pure Water? CN – no update on pure water
  - JS – update on Costa Verde? CN – Not yet

## **PRESENTATIONS:**

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

1. Planning groups and the inconsistencies with City policy. Joe's policy director is working on this with Joe to ensure status of planning groups stays the same
2. La Cava sponsored the City Council item which was approved for pay equity
3. Opening open spaces safely includes:
  - a. Sea lion pupping at LJ Cove—posting new signs to protect sea lions and people
  - b. Details of opening libraries still figuring out
  - c. Lawsuit on L J Cove fireworks---cannot comment on open lawsuit
4. Utility Franchise Agreement: (JS) asked KW to explain SDG&E agreement. (KW) will send copy of the agreement to CN who will distribute to UCPG members.
5. Reminder La Cava's Office is open on Friday from 10-11 for any questions or complaints.

### **B. SANDAG / Mid Coast Trolley – Gia Ballash & John Dorow**

Trolley remains on schedule with 90% construction completion. The plan will begin passenger service Nov. 2021. You will start to see testing of Red Trolleys very soon but no passengers yet.

- Nobel Dr. Trolley Station is complete and being attached to the UTC parking structure
- VA medical Center Trolley Station – design elements are in place and the power connected
- UC San Diego Central Campus Trolley Station is the official name-previously called Pepper Canyon Station

#### Questions:

1. When will barriers at end of Genesee be gone?
2. Jeff Dosick asked about bike lane stripping; when will it get done?
3. Debbie Knight asked for a copy of the Power Point. Gia will send with the timetables to CN who will send to all UCPG board members.
4. Gia will send photos to UCCA for the newsletter
5. UCSD Health La Jolla Trolley Station – you can really see the station-with walking bridges that realigned Campus Pt. Dr and Voight Dr. There will be many more lanes open by Friday.
  - Executive Dr. Trolley Station complete
  - UTC Transit Center – Parking structure will also be ready end of 2021 and is all aligned.
  - UCSD Health Station parking structure regulations (IK)? Students will want to park there.

**C. Membership Report – Anu Delouri** - membership officially recognizes N&S University City – If anyone attending would like to join there is no cost, but we do need you to fill out the membership form. All meetings are zoom now so if you want to list your zoom attendance for a meeting in order to run for a board position, please e-mail CN.

**D. CPU – Community Plan Update Subcommittee** – Andy Wiese, Chair, reported that the March meeting was a good, long meeting with Planning Dept. and consultants about Urban Design with emphasis housing for low income and public facilities. Subcommittee will help the city formulate a community survey scheduled to be online this summer. Committee has spent 3 years developing this Plan Update and the survey will make sure we are asking good question and have good

explanations for potential land use and zoning for our focus areas. Survey this summer should take about 20 – 30 minutes. Next meeting is June 15th at 5:30 to discuss urban design and land use scenarios to present to the public in the survey for community input.

**E. Planning Department- Katie Witherspoon** – The housing element is back at City Council for discussion. We should have seen student art submissions – The Planning Department is engaging students K-12th grade to draw plans for University City showing what they think the community should be like and then put drawings on tote bags. If there are any groups that Katie can visit to engage in land use planning and get their ideas, please let her know. Check web site PlanUniversity.org.

Question: Barry Bernstein asked if the city could purchase property for further development? One of the four gas stations at Genesee and Governor just changed hands and this maybe is an opportunity for the city to purchase the property.

KW-- the City Housing Commission Real Estate Assets Dept. would be the department to make any purchases.

**F. Supervisor Terra Lawson-Remer-** Evelyn Andrade reported the county leaders want to engage in best practices to protect the environment, quality, native plants and sustainability . Fletcher will present the budget at a community forum this Thursday. The community forum provides the e-mail in the chat.

**G. UC San Diego**---Alyssa Helper had nothing to report

Question: JS asked if the Regents approved the UCSD purchase of the property for the La Jolla Innovation Center and the third party build with university lease on the building.

Answer: yes, approved by Regents in May.

## **PUBLIC COMMENT**

1. **Barry Bernstein**—UCCA meeting tomorrow night to discuss new police changes, pure water construction and effects on commutes. The Community Advisory Committee will meet for the first time in 2 yrs. Discussion of Accessory Dwelling Units and actions.
2. **Lou Rodolico**—Public Safety: a. Pure water project and gas expelling vents b. reducing fuel at the edge of canyons c. my opinion that Westfield Mall did not want Rose Canyon bridge so that traffic would have to come on Genesee past the mall.
3. **Geoffrey Hueter, Ph.D.** Chair of Neighbors for a Better San Diego.Org. The ADUs Ordinance approved by SD City Council for single-family zoned property allows unlimited ADUs with 30ft. height limit on one lot with no side or back setbacks. The organization is petitioning to stop city approvals of ADUs that the city said in Oct. 2020, was just bringing the city into conformation with state law which is not accurate. The state law allowed property owners to build only 1 ADU and/or 1JADU on a single-family zoned property. With rear and side setbacks of no less than four feet and a height limit of 16 feet.

## ACTION ITEMS

7. Requesting a letter to Councilmember Joe La Cava from the UCPG requesting restriping as a traffic calming measure on Governor Dr. from Stadium St. to Radcliffe Dr. to promote school safety. Presented by former School Board Trustee John Lee Evans who has been instrumental in the Imagine UC 2020 project for joint use of Stanley Park by both schools, Curie and Stanley middle school.

Discussion: KW- city addition of striping on both sides of Governor for more safety in bike lanes.

AW thinks this is good and consistent with UCPG subcommittee. Questioning changing 2 lanes to 1 at both ends of area.

KW— longer portion down Governor as La Cava to discuss with city traffic engineers.

CU—great plan.

Andrew Barton—I support but would this increase traffic on parallel streets as alternate routes?

CU-put speed bumps on Millikin.

GK- great start and in line with community plans.

Katie Rodolico- drop off of students would require them to cross the bike lane.

Barry Bernstein—needs more community input.

CN- we would be making only “general” approval.

NG- recommend the striping with the expertise of the city engineers needed.

KM- as business rep., for a good example look at West Pt Loma Blvd. which has 2 lanes to 1 lane at W. PT Loma Blvd to Sea World Drive and it works.

MOTION: GK made a motion to accept the proposal made by John Lee Evans; seconded by CU.

VOTE: 18 yes, 0 nay, 0 abstention

Chris will put together a subcommittee to draft letter to Councilman La Cava. The letter to Councilmember LaCava can be found at the end of these minutes.

8. PTS 660043, “One Alexandria Square” 3010 Science Park Rd. and 3033 Callan Rd., SDP, CDP, NDP, Process 4, to demo existing building, construct 7 buildings, and remodel 2 buildings for R&D with supporting uses including retail food and beverage, and parking structures. The site is 22.3 acres in the IP-1-1 zone. Presentation by Steve Pomerence with Hanna Wong from Rick Engineering.

Presentation: Alexandria --- “Building Through Cures” with a science sector with over 525 companies. This is to be a premiere life science R&D location in San Diego. Plan “Farmer & Seahorse” eatery to promote collaboration on site. The guiding principles are an enduring design, connecting the communities, respecting the environment. Planning three buildings around a quad with a parking building and a pedestrian path to the Alexandria. Plantings will be CA natives.

Discussion: IK—Where is the entrance to the parking building? Steve also explains location of the loading docks and the central plant.

Steve --Materials look like teak, and materials embedded carbon analysis footprint.

IK-- on native plants recommend bush poppy and white ceanothus

JS—are you monitoring indigenous burial grounds when digging? RK—Kumeyaay burials here. Steve-- Yes, city monitors.

KM—so the total is 6 new buildings and 3 redo buildings? Yes.

RR—Is there noise from the central plant?—Steve—concrete block surround the central plant and new equipment 5 FT above the tallest tower of the central plant.

DK—are there photo voltaic solar panels on the roof?—Steve—yes.

DK—night lighting should be shielded to look down with lights out during bird migration and use bird safe glass. Biodiversity and plant pallet great.

AW- good model of planning with cutting edge design.

Steve- community input gives constructive criticism for developers.

MOTION: To approve the project as presented. Made by RC, second by AN.

VOTE TO APPROVE: 15 yea, 0 nay, 3 recuse (NDR, JA, JM, all three with conflicts), 0 abstain

9. Bi-Annual CIP List Submission to the City. Items from the 2019 CIP submission will be reviewed, with additions, deletions, and modifications proposed. Community proposals will be taken. A CIP subcommittee will be chaired by Roger Cavanaugh. The objective is to approve a final list on July 13. RC explained the CIP submissions requirements: items must be over \$100,000 and provide amenities for community such as parks and not city items such as water, sewage, fire, police. It is a wish list of preferences for the 5-year plan 2020-2025 with the top 2 from the 2019 list which are Marcy Park (\$250-300,000), and expansion of the library on Governor Dr. Additional suggestions: Genesee & Governor intersection---this is in the plan update and a priority for the city as well. Gilman sidewalk on W. side of Gilman is already taken care of by the city. University Gardens parking, security update at Doyle, and renovation of dog park at Doyle already done. Overlook parks at N and S side of Rose Canyon.

NG-- No dog parks in South UC and they are needed.

RC --says possible dog park at the Rose Canyon overlook park with parking.

RC explained that CIP is different from the DIF or FBA funds. The city wants a list that is---

- a. Accurate with complete description
- b. How it will benefit what parts of the public
- c. Safety issues involved
- d. An estimate of the cost

CN---what else should we include in this list?

Bill Beck---Should we include the 3 streetlights that we voted for last year?

RC---We should consolidate all the lighting requests and ask for payment from the DIF.

IK—rest room at the park at Via La Jolla park since it has none. Senior Center at Doyle? Dog Park in S. UC.

RC--- Hold all these ideas until the July meeting and he will also ask Katie Witherspoon and Andy Wiese to review and comment on any that are in the subcommittee plan proposal.

10. Annual Report to the City 2020-2021: everyone review and send corrections and new input to Chris; JS and RR have sent suggested revisions. Chris will resend the annual report to the board and we will vote on it at the next meeting.

NEXT MEETING: July 13, 2021 by Zoom

Action items vote on: 1.) CIP or continue it

2.) Annual report

11. Adjournment

Minutes submitted 7/5/2021 by Nancy Groves

June 11, 2021

Councilmember Joe LaCava  
202 C Street, 10<sup>th</sup> Floor  
San Diego CA 92101

Dear Councilmember LaCava,

A presentation on Governor Drive traffic calming was given by John Lee Evans, former San Diego Unified Trustee for University City, on June 8, 2021 to UCPG. His proposal was to reduce traffic on Governor Drive to one lane for cars in each direction between Spreckels Elementary and Standley Middle School (Stadium Street to Radcliffe Street). The additional lane would be changed to a bike lane with painted buffers on each side. The street parking would remain unchanged, as would the broad sidewalks.

Evans informed us that the Standley Park joint use project (aquatic center, pavilion and jogging path) would be completed this fall. In addition to the school children who walk and bike along this street there will be additional activity at the park (swimmers, cyclists, joggers and other pedestrians) with the new facilities. He said that it would be beneficial to make these safety changes to Governor Drive as the construction project is nearing completion.

The above traffic calming would require restriping rather than any major capital expense. The Community Plan Update Subcommittee already sought input from residents on mobility within University City and this was an area of major concern. Please see the attached slide from the community update plan that refers to the area from Regents to Genesee. The long-term plan also includes upgrades of the median and other amenities. But this proposal is limited to restriping and only to the stretch from Stadium Street to Radcliffe Street. It does not include other amenities, which could still be done in the future. This immediate proposal is consistent with the long-term plan.

Evans requested a letter of support from UCPG to Councilmember Joe La Cava, with whom he had previously met to discuss this idea. The UCPG voted 14-0 to send this letter. Our request is that Councilmember La Cava work with the city departments to see how this could be scheduled in a timely manner to coincide with the opening of the new facilities on Governor Drive. The UCPG is also forming a subcommittee to work in support of this project in concert with the community. This subcommittee may provide additional input to your office and can provide feedback to any questions or comments from City departments as they consider the project.

Thank you very much for your consideration.

Chris Nielsen  
UCPG Chair

CC: Kaitlyn Willoughby  
Kathleen Ferrier  
Victoria Joes