

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Virtual Meeting Via Zoom
6:00 P.M. July 13th, 2021

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), **Neil Ramos (NR)**, Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), **Isabelle Kay (IK)**, **Ash Nasserri (AN)**, **Rebecca Robinson (RR)**, **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 6:13pm. (Delay from Zoom bomb)

2. **Agenda: Approved – Adoption by Acclamation**

3. **Approval of Minutes from June 8, 2021.**

CN-asked if there were any corrections?

ATV– moved to approve with minor corrections

NG– seconded

Motion to approve minutes --- approved

4. **Announcements: Chair’s Report:**

- a. The 6705 Robbins Way project is on hold pending completion of review by Development Services.
- b. Torrey Pines State Park improvements will be on agenda next month
- c. District 1 redistricting on agenda next month
- d. UCPG year-end list completed by **CN**
- e. **RC**, vice chair reported on the CPC city presentation and the city Smart Survey. On the survey go to drop down and select University. The major difference in reporting is that the new CIP ranking system now prioritizes safety and security and items which will have funding assistance from state or federal. The system is more accessible but is prioritized by the city in order to expand park space. The process of prioritizing is very political but modified by criticisms. **RC** will present the CIP list for modification and approval tonight as #13 on the agenda. The projects are ranked 1-5 and everything else on the list is 6. Roger will e-mail the board more info from CEP meeting.

5. **Presentations:**

a. **SANDAG/Mid Coast Trolley**

John Dorow & Gia Ballash

Presented a video of the timelines for completion and showed progress on all the University City stops. Project is 95% complete, Nobel Drive parking building in progress, Pronto ticket machines installed at VA where on June 23 they held an opening event. On July 31st there will be a 40year anniversary celebration of the trolley in Chula Vista. In La Jolla Colony the K- rails

have been removed making traffic flow easier. Test runs of the trolley will be seen in September. Video available on SANDAG web site.

Q: **Debbie Knight** asked if the time listed from Old Town to UTC is really 22 minutes and does that time include stopping at each station along the way?

A: **JD** Yes, time includes all stops.

Q: **NR** asked when line will be operational.

A: **JD** Grand Opening is to be Nov. 20 but trolley will be running a week before then.

b. Councilmember Joe LaCava

Kaitlyn Willoughby

Working on the Governor Dr. traffic calming which the city is already designing and should finish by the end of the year. Water rate increases will be discussed at city workshops on July 31 and August 18; she will send the link to **CN** to distribute. Parks & Recs: Standley pool should be complete by the end of the year. Nobel Rec Center will open soon in July.

Q: **RR** asked if the internet connection could be made available outside library even when the library is closed so that people could use the WIFI.

A: **Kaitlyn** will check.

Q: **Barry Bernstein** noted that the Swanson pool is open 3 days a week for lap swim.

c. Plan Update Subcommittee

Andy Wiese

Next meeting July 20, 5:30 on zoom concentrating on urban design with a focus on greening and parks and public spaces. Preparing a community survey. Last month at the June 15 meeting we discussed urban design concepts for five land use scenarios with integrated design for mix of uses. One South UC focus area and four other North UC focus area. View the presentation on CPU on the city web site planuniversity.org. There you can give feedback to the city.

Q: **Barry Bernstein** asked where the city community engagement survey is.

A: **Andy Wiese** replied they hope to have the survey out by October or at the latest Nov.

A: **KW** The city plans to release a draft of the survey to the Plan Update Subcommittee in September; see Planuniversity.org/materials.

d. Mayor Todd Gloria

Matthew Griffith

The mayor is working with volunteer services to provide compassionate aid for the homeless. There will be suspension of removals of encampments during bad weather and they will be mindful of persons personal possessions when vacating camps. Over 3,231 homeless persons have been assisted this year. The city provided money for Standley Park security as part of the parks master plan. There is money for rent relief.

e. Assembly Member Chris Ward

Rachel Granadino

Assembly District 78 has provided \$8.4 million for Ocean Beach Pier Renovation, \$3.7 million for Casa del Prado, \$3.0 Million for SD Symphony, \$3.5 million for the Del Mar Fairgrounds, \$35 million for UCSD Scripps Reserve Vessel, \$15 Million for SIO for the Alert Wildlife Fire Camera Mapping System, \$2.5 million to support cliff erosion research at UCSD, \$600,000 for Torrey Pines SNR Sewer and Utility Modernization.

f. Senator Tony Atkins

Cole Reed

Cole reported on the Golden State Stimulus which is to support low- and middle-income Californians and help those facing a hardship due to COVID-19. The first GSS went out or will be out by September for those who qualify and have filed a 2020 income tax. The Second GSS will provide from \$600-\$1100 for families with kids. \$5.2 billion will be for rental assistance, \$1.5

billion for small business relief, \$12.0 billion to address homelessness over two years. And provide PK (pre-kindergarten) by 2026 for all Californians with ten students per teacher.

CN noted that he will ask Cole to report on auxiliary dwelling units (ADUs) at the next meeting.

g. Supervisor Terra Lawson-Remer

Amanda Berry

Budgeted 6 billion dollars for infrastructure, for mobile response teams for mental health crises, and for justice reform to bring compassionate responses for jails. Fire season is now year-round. Environmental protection should be a priority and she will evaluate EPA performance and analytics to make sure that policies live up to politics and show results.

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

a. **Barry Bernstein** noted that the current UCCA newsletter is available, and UCCA meets tomorrow night at 6pm by zoom. To discuss 1. Opening of schools, 2. Pure water group meeting on July 23, no summer concerts at Standley park even though the park will open on July 19th, but he is looking into the concert issue.

b. **Jeff Dosick** reported that two cyclists had been killed on Torrey Pines Road.

Q. He then asked if UCPG is consulted when bike lanes are removed?

A. **CN** answered that we are not consulted.

A. **Debbie Knight** answered that this changing or elimination of bike lanes should be in the plan update as an emergency.

7. Action item: PTS 685803, Substantial Conformance Review, emergency storm drain repair completed in December 2020 in Rose Canyon near 2501 Angell Ave. Request for community group approval after the fact.

CN asked **Debbie Knight** to explain the map and where the repairs were made. A section of pipe had to be replaced on the north slope down from Angell as an emergency since an SDG&E power pole was in jeopardy of falling. They repaired with minimal disruption and no erosion.

CN made motion to approve

KM seconded

VOTE: 12 yes, 0 no, 0 abstentions-----approved

8. Action Item: Approval of the UCPG annual report for April 2020 through March 2021 which had been previously distributed.

CN made a motion to approve

ATV seconded

VOTE: 12 yes, 0 no, 0 abstentions-----approved

9. Information Item: Council District 1 Redistricting, Val Hoy, District 1 Redistricting Commissioner, presenting. Public input on council redistricting will be taken.

Lora Fleming, Chief of Staff to Commission presented a video which showed a map of the current districts but the new census data is not in yet so the commission cannot yet really start the redistricting process. Currently it looks as if District 1 has more people so we will

probably **lose** some of our district since the redistricting is based on the number of persons living in a district. The commission will try to balance out the districts by population while keeping the areas all contiguous. The commission really wants public input and will have a place for that on the web site after they get the census data in September. Lora noted that the Union Tribune had a full-page article on redistricting in the 7-13-2021 edition.

10. Action Item: PTS 680247, Seritage Office NDP. Neighborhood Development Permit to amend Master Planned Development permit no. 4103 to allow office use in specific tenant spaces, located at 4575, 4577, and 4589 La Jolla Village Drive. Process 2. Eric Dinenberg, Seritage, presenting.

Seritage is scheduled to open with its first tenants later this year. They want to expand the usage permit on the second and third floors for office use which is 109,000 sq. ft. The focus is on the north and south buildings. The expansion of the permit would allow additional uses only on the second and third floors to make these mixed-use buildings. They are not adding any square footage and it will probably reduce the amount of parking they will take up.

Q. **Bill Beck** asked if they are trying to save trips to use elsewhere?

A. No, just noting that office space uses less of the available parking.

Q. **NG** asked about the plans for developing the remainder of the property, i.e., the old Sears tire center.

A. That is in phase 2 and includes parking lots also; still in planning and will come later.

MOTION: CN made a motion to approve

NG seconded.

VOTE: 11 yes, 0 no, 0 abstentions-----approved *only 11 votes since one member had to leave

11. Information Item: Salk Institute Substantial Conformance Review - PTS 687543, Camille Passon, presenting. The SCR is to confirm that the proposed project refinements align with previously approved development permits, including an increase of 2,940 SF to Torrey Pines East Bldg. Located at 10010 N Torrey Pines Rd. Does not require a UCPG project recommendation.

Tim Ball from Salk explained the ongoing research and community involvement. Latitude 33, phase 1 east of Torrey Pines Rd. was approved in 2008 in the master plan and is now being revised. Salk is a tourist stop in San Diego and they are looking forward to resuming the tours in the Fall. He showed a video of the revised plan which aims to keep the view line and vision of Kahn and Salk by adding below grade parking and new buildings in phases 1 through 4. There is a 30ft. cap elevation and the 29.8 height is increased to 29.10. The object is to keep the channel of light from the courtyard to the ocean. In 2008 it used a cool vegetative roof and now changed part to solar panels. They are adding a bus turn out on L.J. Scenic Dr. by the glider port to make drop off for tourists easier and at the south side there will be a drop off for cars to prevent obstruction of traffic.

The original plan had two levels of parking but now they are adding lift-stack parking on a single level. The landscaping plan keeps the eucalyptus grove, adds drought tolerant species and keeps the Chinese fringe trees.

Q. **Debbie Knight**— was on the UCPG sub-committee in 2008 and they reviewed the plan so that there was no impact on the MSCP; in other words, there was no building at the end of the road near the cliffs. Is this still the case? She also suggested a plant palette of native plants.

Q. **Bill Beck**—Since the original plan approved what has changed?

A. **Tim Ball**—Buildings are all the same as planned 12 years ago, just modifying the proposed buildings.

Q. **IK**—What is the distance of the buildings from Torrey Pines Rd.

A. **Tim Ball**—The 30 ft offset from the street will be maintained.

Q. **IK**—what are the connections to the inland canyons? And can I suggest planting of oaks or scrub oaks.

A. **Tim Ball**—Compared to plan 5 years ago, we have now added protected area getting conservation institute partners and have restored more area.

Q. **Debbie Knight** – What is the landscape plan?

A. **Tim Ball** – moving the fringe trees and planting drought tolerant succulents.

Note: **CN** noted that Charles Kaminski had sent him a letter objecting to the addition of the East building, saying that it will destroy the vision of Kahn and Salk. **If** the Historical Resources Board agrees that this will destroy the original vision of Salk **CN** will send the letter to Tim and share it with the UCPG. Camile will keep in touch with **CN** for copies of the documents.

12. Information Item: La Jolla Village 2, Residential Development of 360 to 607 dwelling units to include possible child day care or affordable dwellings.

Location is the south-east corner Gilman Drive at Via Alicante and the north-east corner Gilman Drive at I-5 and La Jolla Colony. Rebecca Robinson Wood, UCPG Board member, owns the land via a Trust and will present.

Rebecca's proposal presents a plan to build on the 31 acres she bought in 2005. It is vacant land adjacent to Gilman Dr. which was the old coast highway. Scenic Pacific Highway 1 is now Interstate 5. It was originally part of the L.J. Village apartments land. It is close to open space with on- site mitigation. It is one-half mile from the Nobel transit center. Rebecca is proposing a Community Plan

Amendment: realign the MSCP boundaries and add 3 access points on Gilman Dr. and 1 on the side street.

NOTE: CN clarified that the 31 acres are designated “Open space” and 23 acres of which are MSCP.

KW - the city official land use is listed as CN states.

RR –states city engineering department has said the city would allow building on this land if the storm drain was in place.

KW –31.06 acres were listed as open space in 1987 and RM -1-1 within the open space in 1971. MHPA does not support removal of that designation.

RR –Municipal code does have provisions for vacating easements. She states that 9 -10 acres are not in the MHPA.

Debbie Knight will strongly oppose. This has been “all open space easement” since 1970. MSCP is 100% conserve adjacent to Rose Canyon. She stands in opposition.

Andy Wiese –Even if the open space parcel has an easement, the city has committed to preserve open space. The MSCP entitlements were in place on this land when you bought the property.

AZ-interested to see site proposal.

CN –called for an end of the discussion so we can move on and complete the agenda since this is an information item only at this time.

13. Action Item: Approval of the University CIP list. Roger Cavanaugh, presenting. Roger will provide the latest community input on potential Capital Improvement Projects. The UCPG will approve and rank the proposals.

RC presented the CIP list and explained that while the original deadline was July 31st, he and the majority of the Chairs requested the deadline be extended and the city responded by tentatively offering a deadline of August 7th. The city evaluates based on health, safety and environmental regulations. We should vote on which will be our top 5.

Things currently on the list:

1. Library at Governor renovation,
2. Marcy Park—which has grant money
3. Safe street crossings at Genesee & Governor,
4. UC Gardens lights and parking at Gullstrand (added)---**approved to reorder to 6**
5. Bill Beck’s request for 3 street- lights (which has been on the list for 7 years). **—approved to reorder to 4.**

6. Senior Center at Doyle (added recently)
7. Overlook parks at N & S side of Rose Canyon which were previously endorsed by the UCPG sub-committee. ---approved to reorder to 5.

Discussion ensued.

MOTION: NG made a motion to move Beck's streetlights up to number 4 on the list since it is a safety issue and was requested 7 years ago.

CN seconded.

VOTE: Yes 12, no 0, abstain 0----approved. --- noted above in blue.

Discussion: **NG** proposed we discuss further the overlook parks.

GK –spoke in favor of moving the overlook parks up on the priority list and add some native trees if possible.

NG-suggested that the overlook parks have a dog park section if possible since there is none in S. UC. This would also be good for the environment and keep south UC residents from having to drive to Nobel or Doyle dog parks.

Andrew Barton likes the North overlook park idea

CU—Q. thought we already approved.

RC—A. No not yet but there is strong rational for the overlook parks since they address the environment and climate change needs.

Debbie Knight, NG, GK,IK all endorse the overlook parks and adding of native plants/trees for people to learn about the environment.

Suggestions for swales for native plants, oak and sycamore trees.

RC- It may be possible to get seed money from city council to become consistently visible to move some of this on our preferred list forward.

NG – Q. can FBA funds be used for some of these projects on our list?

CN-- A. All FBA funds are on hold until the plan update is complete.

MOTION: RC made a motion to move the Overlook parks up to #5 on the list

NG seconded.

VOTE: yes- 12, no- 0, abstain- 0 Approved. ---noted above in red.

14. Adjournment: Next Meeting is August 10, 2021, by Zoom.

Appendix: Statement by Architect Charles Kaminski on the Salk Project

If this is the proposed project currently in the City for review as a “STAFF” review and approval, I am flabbergasted.

The late architect and defender of Kahn’s design masterpiece, Jeffrey Shorn, as well as local, national and international architects, designers and landscape architects would be...., well, you can answer that statement.

If this East Building design is coming back as a proposed project for substantial conformity and simple staff approval, it will completely destroy the Salk Institute historic designation on both local and national levels.

IT IS NOT CONSISTENT WITH THE DESIGN INTENT AND VISION OF EITHER DR. SALK OR LOUIS KAHN.

I thought the East Building concept was tossed and put into the dust bin by the Institute. In no way does this structure, with its “open roofed connecting corridor” (which is not really open) support or complement the historic Louis Kahn-Dr. Jonas collaborative building and landscape design of the original complex and Kahn’s original 3-part scheme of the site.

Charles Kaminski
Architect