

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Virtual Meeting Via Zoom  
November 8, 2022

**Directors present**, directors absent

**Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil de Ramos (NR), Joann Selleck (JS), Isabelle Kay (IK), Rebecca Robinson (RRW), 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), Steve Pomerence (SP), Sasha Treadup (ST), Nancy Graham (NG-City of SD Planning).**

- 1. Call the Meeting to Order: Chris Nielsen, Chair.** Chair CN at 6:01 pm
- 2. Agenda: Call for additions / deletions: Adoption.**
  - Agenda will include an added agenda item by Councilmember Joe LaCava
  - *Passed by acclamation*
- 3. Councilmember Joe LaCava Comments:**
  - CN: Special opportunity to hear from Councilmember Joe LaCava – with redistricting, most of our community will be in D6 starting in December. Would like to take the time to thank Councilmember LaCava and his staff and give a shout out to past D1 district reps who have been outstanding
  - Councilmember Joe LaCava: Will still be the council member for University Community West of the 5 and will continue to monitor, especially with the plan update underway. It will take the new councilmember a while to get up to speed. It has really been an honor to get to know you over the years. Thank you, Chris, Andy on the subcommittee, Diane, UCCA and Barry, Barbara neighborhood watch. Ruth with UCCF, Louis and Katie, and many more
  - CN: Thank you, Councilmember, we appreciate your effort to help guide and understand plan update and to move that forward. It is a treat to have a councilmember that is involved and cares. And we look forward to interacting with you and your office as we transition and go forward.
- 4. Approval of Minutes: October 11, 2022.**
  - Suggested amendment by RC regarding his comments under public comment: several regarding Doyle Park. CN will incorporate the edit.
  - *Motion to approve passed by acclamation*

## 5. Announcements: Chair's Report and CPC Report

- CN: Chair's Report:
  - October CPC included presentation on CIP process by the City. Will have conversation with GK about databases related to CIP process. CIP process will be moving forward in early 2023. GK has some ideas on how to improve the voting.
  - Awaiting a presentation from State Parks on Torrey Pines on ADA improvements next month, but it is not an ultra-high priority for them.

## 6. Information Item: Pure Water Project update. The city will give a presentation on the status of the Pure Water project, including project schedule and neighborhood impacts. Sara Bowles, City of San Diego Public Utilities, presenting. This item is being placed early on the agenda to allow the Public Utilities group to present at a second meeting this evening.

- Clem Wassenberg: (Steve Lindsey, senior construction engineer has retired, and Azin Nour is acting senior civil engineer)
  - Provided an update on ongoing construction for pure water installing all pipes.
  - Construction Duration for Phase 1: Morena Northern Pipeline stated June 2021 and complete 2024. Other projects are generally in line between 2023 and 2024 when the other projects will be completed.
  - Morena Northern Pipeline & Tunnel project: Started on executive drive from Towne Center Drive to Judicial Drive and Executive Drive
  - Provided images of construction on executive and judicial showing trenches about 25' deep.
  - Contractor has also started on Genesee Avenue portion south of the 52. Installing pipe in northbound lane.
  - Next Steps:
    - Continued pipe installation on Executive Drive to I-805 tunnel shaft
    - Start of pipe installation on Genesee Avenue
    - Start daytime pipe installation on Towne Center Drive between La Jolla Village drive and executive drive
  - Contractor will adhere to holiday moratorium.
  - Ongoing coordination with business and HOAs
  - Q&A:
    - KM: Disappointed to see in addition to closing vehicle lanes, that you also closed the northbound bike lane - that cuts off a very important cycle corridor for bike commuters. As the construction progresses, concern about shutting off bike access to Genesee will continue – it is a major corridor commuting to and from work. Will that continue or will that b
      - Clem: Bike Lane in northbound lane is closed, but there is signage that bicycles share the road and that bicycles may use the entire lane in northbound direction.

- KM: With all due respect, that is the same as cutting off the lane. Very few bikers will feel comfortable with that.
  - Clem: We also have signage to reduce speeds but unfortunately with the pipe alignment, we cannot keep a separate bike lane open. In this part of the corridor was not possible, but north of 52, there will be bike lanes in both directions for the duration of the project.
- Diane Ahern: Thank you for presentation. When are you starting on Genesee in University City?
  - Contractor working from both directions. Once pipe installed, will skip tunneling and will work north of freeway up until Governor. Anticipated to be in University City sometime in January with Genesee north a month or two later.
- Jeff Dosick: Focus of my question is on Genesee Avenue - where can we get completed PDFs of what the road will be like when it's completed? Asking because of bike lanes – We have been told for years that after the Pure Water project, some of the problems bikers deal with will be resolved. Where can we see those plans?
  - Clem: At a minimum, we will restore to existing condition, but have heard there are plans for bike lanes, but have not seen them yet. Can check with design team.
    - Jeff: If it is not in the plans, it doesn't exist. Please pass the answer onto Chris.
- AW: Can we look at south portion of Genesee, south of 52 to get an idea of what it is likely to look like and how traffic is likely to flow on the portion? Are there plans/designs for what we should expect during construction for width, structures, closures, etc.?
  - Clem: We will leave 1 lane northbound and 1 lane southbound. Traffic control plan for the segment is currently in the works. Seems to be the best approach to look at individual traffic impacts for various portions of the alignment and then develop traffic control plans to minimize impact to community while giving as much room as possible for the contractor so they have enough room to complete the work faster.
- Katie Rodolico: Wanting to confirm the commitment to not doing work on Genesee in front of high school when school is in session.
  - Clem: We will as much as we can. We have not started outreach with the high school since that work is in the future. Will coordinate as much as we can, tunneling operation in front of high school will probably not be done during a break there may be impacts spilling into the school year.
    - Katie Rodolico: That's going to be a nightmare

- Clem: Agree it will be a challenge, but we will try to cater as much as we can while also giving as much room as we have to for the contractor to complete the work.
- Debbie: How deep is the tunnel under Rose Canyon?
  - Sean McCarty: +/- 80 feet under Rose Canyon
- Barry Bernstein: it is important for the committee to be aware and stay on top of this and for UCPG to take on the responsibility to be a watch dog - it is a huge and complex project. We need to make sure things move ahead in a safe and appropriate manner.
- IK: Has this project offered any opportunities for installing wildlife undercrossing as part of this construction, where that might be appropriate?
  - Clem: It has not been a consideration in the plans for Pure Water.
  - Sean McCarty: We are constrained by funds, which are limited to be used for improvements related to water and sewer and they are not allowed to spend on anything else.

## 7. Presentations:

### **Councilmember Joe LaCava: Krissy Chan**

- Krissy Chan:
  - Councilmember LaCava requested that the Pure Water Project be coordinated with other engineering projects in the area to reduce transportation impacts and was told upcoming projects would be assigned the same project manager.
  - In budget ask, his main focus was to fill positions budgeted from last fiscal year. Heavy focus on vacancies in Development Services.
  - Implementation plan for the Free for Me initiative, free menstrual products in county facilities including teen centers, libraries, and pools including those in University City.
  - December 12<sup>th</sup> is when redistricting goes into effect
    - IK: when redistricting starts, will Councilman LaCava will become more engaged with mission bay area?
      - Krissy: He will be getting Pacific Beach and will have a representative Carrie Shah.

### **Plan Update Subcommittee: Andy Wiese, Chair**

- AW: Subcommittee met last month on October 19<sup>th</sup> for a productive meeting that included a focused conversation on subcommittee feedback and public feedback on the land use Scenario 2 that had been presented back in May which was the first time for a focused discussion on that

specific land use scenario. Lots of concrete feedback provided by subcommittee and public. City promised to go back to the drawing board and come back at the November 15<sup>th</sup> meeting to share the staff revision to the land use scenario.

- Bill Beck: Will you send out the link to the zoom meeting and do we have to re-sign up again?
  - NG: Normally send zoom link Friday before, probably send out on Thursday due to Veterans Day holiday on Friday, be sure to check spam folder.

**Planning Department: Nancy Graham**

- NG: AW summarized meeting well, working on 2 new scenarios for next meeting which will be presented and take additional feedback. We have submitted the materials and hope to release along with the agenda but awaiting approval to send out.

**Mayor Todd Gloria: Matthew Griffith**

- CN: Once our district transitions to D6, we will have a new representative from the Mayor's office: Michaela Valk.

**CIP Subcommittee: Georgia Kayser**

- GK: No announcements, except trying to put together to vote on capital improvement projects. To note, anyone can submit a capital improvement project, you just need to provide a description, justification, and budget.

**8. Public Comment: Non-Agenda Items (2-minute limit).**

- Diane Ahern: Would like to thank Joe LaCava and staff for the ongoing support for University City. We appreciate the commitment to community and are glad they will still be around. Also, appreciate commitment to smooth transitions to D6. UCCA will host a public meeting tomorrow evening, 11/9 at 6pm via zoom. It is part of our mission to provide forum for interest of residents may be expressed. Forum does include print newsletter. Overriding goal to share news and information to keep us all well informed. Encourage neighbors to share their time and talents.
- Linda Bernstein: When does Costa Verde come back and has the Alexandria group told us their plans? Also, there are so many crime reports, what do we do about it with UC planning group?

- CN: Don't believe Costa Verde needs major permits or needs to return but may need slight tweaks. UCCA handles the neighborhood watch issues
- Diane Ahern: Every meeting UCCA includes Officer Brown or current community service officer. We have noticed the increased in crime too so please come to the meeting as Officer Brown will be available to take questions.

**9. Action Item: AB361 provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited.**

- CN: In person meetings and mechanisms of those meetings were discussed at CPC. Since the Brown Act was suspended during the pandemic emergency, and not revised, all board members have to attend in person. While the Brown Act is out of date, we have no options for hybrid meeting. CPC asked the city attorney office if the governor removes emergency but we don't agree, the city council could extend the emergency to allow zoom if they wish. It was suggested that would be the logical next steps.
- *SP Motion to hold the next meeting via zoom / 2<sup>nd</sup> CU*
  - *Yes- 17, No-0, Abstain -0*

**10. Information Item: PTS 624751, Towne Centre View project. Land Use Plan Amendment, Site Development Permit (SDP), Coastal Development Permit (CDP) & NDP amending SDP #2758 & CDP #117798, Tentative Map with Public Right Of Way and Easement Vacations for the construction of a research and development and office campus with six buildings totaling 1,000,000 SF located at 9908, 9881, 9893, and 9897 Town Centre Dr. Clif Williams, Latham & Watkins, and Emilie Colwell, T&B Planning, presenting.**

- CN: Project came before UCPG for CPAI early on and has been before the subcommittee multiple times and the project is back for an informational update and is expected to release the draft EIR soon.
- Clif Williams:
  - Will give overview of Towne Center View and Emily Colwell T&B Planning will provide EIR summary and go through some specific areas in EIR. The draft EIR is expected to be out for public review next week.
  - BioMed Realty – San Diego founded firm in 2004, have a portfolio of life science and technology real estate across the country. Have done the i3 building with Illumina, Apex building, and more in University City Community.

- Provided summary of project timeline, including appearances before UCPG and subcommittee.
- Project site is at the end of Towne Center and includes a developed site of 200,000 square feet and graded site at the end of the cul-de-sac which was most recently used as a trolley laydown yard for MTS. The existing 200K sf is in 3 buildings and the graded portion of the site is entitled for 190K sf of development with surface parking.
- Community plan land use designation is Scientific Research and Prime Industrial which will remain the same.
- The permitted development intensity of 400K square feet is proposed to increase to 1M sf, however, the zoning IP-1-1 will stay the same.
- Property is adjacent to multi-habitat planning area but project does not step out of boundaries into this area.
- Proposed project is 1M sf R&D, within previously graded area. Parking moved underground.
- Reviewed project entitlement which include Community Plan Amendment, Planned Development Permit, Coastal Development Permit, Site Development Permit, Neighborhood Development Permit, Tentative Map and Street vacation
- Emilie Colwell: T&B Planning, prepared the EIR summary of EIR and environmental issue areas of interest and thresholds discussed in the EIR
  - Provided a summary of the environmental review which resulted in no significant impacts after implementation of typical city policies and mitigation measures for transportation
  - Provided an overview of each study area and impact of each.
  - Transportation would have a significant impact for CEQA for VMT, and the project needed to reduce VMT by 34%
    - VMT was reduced by 32.7% with mitigation. Mitigation started with Mobility Choices to achieve minimum of 5 points and they propose 11.5 points. Also include CAPCOA strategies such as commute trip reduction with monitoring (rideshare, vanpool, etc.), shuttle, micro mobility, etc.
  - Q&A:
    - PK: Continuous wall around property? Good to remove this wall because it will significantly interfere with free movement of wildlife and MSCP parts.
      - Cliff: The wall is an existing site wall onsite and the site is very sloped so the wall is structurally necessary for the property and has been in place for at least 20-25 years.

- PK: If retaining wall, isn't it proper to create some openings in that wall.
  - Cliff: Incredibly steep slopes, this falls dramatically.
    - PK: Wildlife would have no problem with that slope.
      - Clif: Will take the comment under advisement.
- IK: Is the land inside the wall fill? If it was cut, why would you need a retaining wall? Was the majority of parking moved underground? How much? What's the ratio? Are you constructing the parking and hope it doesn't get used? Or will you make the VMT reduction work by not constructing enough parking for everyone, eastern areal view- what happens in case of fire and how would they get to eastern overlook or native habitat? If the increase goes to 1M sf, how does the EIR summary explain the GHG emissions – what that's based on and why there is no impact? This is such a big development, should do more to reduce emissions. Where is the MHPA?
  - Cliff: Not structural engineer, don't know those answers on structural reasons on why retaining wall is needed. Parking ratio is 2.5 parking spaces/1,000, 70% underground. Fire Dept. can access the trail area. If the project is consistent with CAP plans, then GHG is less than significant. Answered other questions of IK.
- Jeff Dosick: Concerned about mobility regard to VMT. Last few months, SANDAG allowed him to see pdf of project on Genesee between Nobel and Campus Point. They were really substandard with regard to safety and had bike lanes disappear on right turns. We are assuming bike lanes being designed/built will be substandard bike lanes, with people thinking they're quality and people will use them but they're not.
  - Clif Williams: Required to address the plans the city has to date.
    - Jeff Dosick: also suggest charging stations for e-bikes and to push back on the city what is proposed to be built is not up to the standards for mobility.



- Peter Krysl: How GHG has been taken into account for the CAP? How does this work when what you're proposing to build is 2x what is permitted?
  - Clif Williams: When CAP does inventory for GHG, it is done through SANDAG model which looks at land use and zoning. University City is unique: it has development intensity, whereas the CAP looks at land use and zoning as the baseline –since we are proposing the same land use and are proposing less than what the underlying zoning allows, we are within the thresholds.
- Debbie Knight: Find it shocking that city does not reduce parking requirements since you have to do all things to reduce VMT and yet - you have to park at the same old ratio? Who does the monitoring? Who writes the reports? Consider how you will keep people and micro mobility out of the MHPA area.
  - Clif: We will hire a consultant to do that, similar to Urban Systems.
- KM: Recognize bike lane is not your responsibility, but if you haven't met your VMT, it will cost money, so you and the other developers have some sway with the city.
- AW: Shuttle to UTC transit and there should be shuttle to coaster. How long will monitoring be in place for transportation? Questions about utility easement. Do you meet the mode share under the 2020 cap? Mobility choices, pedestrian resting area for 2.5 points and what is that? Disagrees with visual impact analysis, questions regarding MSCP and gnatcatchers and mitigation of edge effects. Bird strike, hydrology, retentions.
  - Cliff and team provided responses and engaged in discussion to provide answers to the questions asked.
- SP: Applaud team for getting Native West involved, great move, anything we can do to encourage native landscape from canyon into the project is applauded.
- CN: Discussed the subcommittee members for the project and asked UCPG if others want to be involved to please email him. Expecting to reconvene the subcommittee, towards middle of week after Thanksgiving.

**11. Information Item: The San Diego Green Building Council 2022 Conference; and the relationship of building design and emerging technology to the Climate Action Program. Roger Cavanaugh, presenting.**

- RC: The operation and construction of buildings themselves are a huge part of a carbon footprint, with roughly 40% carbon emissions the result of what we're building (per US Green Building Council). LEED certifications come in for criticism as they are often used to "check off the box" to get the certificate but doesn't spell out how that building operates. Would ask Biomed to design buildings that are using the latest sustainable materials, technology to reduce carbon footprint, would love to see comparison between what design and what exists. Climate Action Plan has some real gaps and assumptions and we can't get to where we want to go. We should consider construction methods that reduce carbon. Also, term "Eco District" is used for an integrated and holistic approach to development that takes into account how community is aligned and works with nature to be environmentally friendly and healthy community. Sent website and links, encourage everyone to explore.

**12. Adjournment: Next Meeting will be on December 13, 2022, or January 10, 2023, via zoom.**