

## UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes  
Hybrid Meeting  
June 11, 2024  
6:00 PM

**Directors present**, directors absent

**Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Daren Esposito (DE), Jon Arenz (JA), Anu Delouri (AD),** Kristin Camper (KC), Petr Krysl (PK), **Carol Uribe (CU),** Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), **Linda Bernstein (LB), Fay Arvin (FA),** Alex Arthur (AA), **Anna Bryan (AB), Sasha Treadup (ST),** Coby Tomlins (CT-City of SD Planning).

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

**2. Agenda: Call for additions / deletions: Adoption.**

CN: Any additions or corrections to the agenda? None raised. Daren moves to approve. Approved unanimously.

**3. Approval of Minutes: May 14, 2024, minutes. No minutes to approve.**

**4. Announcements: Chair's Report, CPC Report**

CN: Land Use and Housing will meet Thursday June 13 to recommend a version of the UC Plan to the full council, Andy and I will need roughly three volunteers, more if we can get them. You must be present in the Council chambers downtown when the item is called, and you will need to have filled out a speaker slip ceding time to either Andy or myself.

CN: I'll give my report now:

- Welcome to the UCPG meeting for June 11, 2024. Thanks to Alexandria for the use of this room with its hybrid meeting capabilities.
- CPC did approve a set of recommendations to City Planning on Blueprint SD at their last meeting. Suchi and Nathan presented feedback on BP, noting the provisions proposed at an earlier CPC meeting that City Planning has accepted.
- I am now CPC Vice Chair.

**5. Presentations:**

- **Councilmember Kent Lee (Zach Burton)**

- Thanks to everybody that came out for District 6 food distribution, including diaper distribution. I see many of the faces who helped with the event here on or Zoom.
- Thursday is Land Use and Housing, where the plan will be discussed. You can jump on the Blue Line that drops you off right in front of City Hall. The relevant part of the meeting should start at 2 or 2:30. So jump on the trolley and give your comment. You can also comment by phone or Zoom or listen in to the meeting.

- **Membership Report (Anu Delouri)**

Good evening. I'm Anu Delouri, the membership secretary. The University Community Planning Group is the officially recognized planning group for both north and south UC. If you want to join the UCPG and / or become a member of the board, you should fill out a membership form and send it to me or Chris.

- **Mayor Todd Gloria (Michaela Valk)**

- No report this time. Michaela is at an event with the Mayor.

- **Assembly Member Tasha Boerner (Andres Geurts)**

- I'm taking over for Mariah. The Assembly Member recognizes bike safety training is an important state issue. She is sponsoring a pilot program in San Diego county to ban anyone under the age of 12 from riding an e-bike. For those over 12, mandatory safety training would be required. There would also be a "bike smart" handbook. In general, we expect cuts in many programs due to budget constraints. We are working on costal carbon capture, and homeless housing.
- Q: Is there an age range for the safety training?
- A: Many details are still being worked out. There is also the question of responsibility, parents or just who. We will update you as details are finalized.

- **Pure Water Project (Clem Wassenberg, Mariah)**

- Clem: I am construction manager for the Morena – Northern pipeline and tunnel projects. We are working on all three tunnels, at the 52, at Rose Canyon, in front of the High School, and crossing under the 805. The contractor continued open trench work along Nobel from Towne Centre to Via Las Ramblas. The work in front of UC High is completed, and the crew has started tunneling towards Rose Canyon. Work times are unchanged. Please take care when driving along the work zone areas, and no parking in the construction zones.

- Clem: The contractor is working west along Nobel Drive from Towne Centre Drive. One lane of traffic is open in each direction. We expect this part of the project to complete in the summer of 2024.
- Clem: Tunneling is proceeding under the railroad tracks in Rose Canyon, with shoring. This will be quick.
- Clem: The newest water and sewer project along Governor is beginning to mark out existing utilities and photographing existing conditions.
- JS: The area in Rose Canyon with the tunneling, below the apartments on the north. Is that being taken by eminent domain?
- Clem: Some of the area is railroad right-of-way, but the remaining area is city-owned right-of-way.
- Katie Rodolico: You said you will begin working on the area along Genesee. It looks like you have lanes closed just to store the K-rail and extra pipeline.
- Clem: The contractor is still tunneling so it's not just storage.
- Diane Ahern: Please put these presentations online, particularly regarding Governor Drive.

**6. Public Comment: Non-Agenda, but within the scope of the UCPG, Items (2-minute limit).**

- Katie Rodolico: I was looking to see if the updated EIR had been posted to a Final EIR.
- CN: I did not see it on the city website, but I do note the updated community plan is posted. I think we have been told that the final EIR should be ready by July 8.
- Diane Ahern: I want to give a shout out to Chris, Katie, and Andy, and all those who over the past five years have submitted articles to the newsletter about the community plan and about UCPG happenings.
- Leonard Matthew Teysier (member of the public): Comment that the exit from Scripps Hospital really interferes with the intersection of Campus Point Drive and Genesee.
- CN: Refers him to Chris Clement at ARE, who oversees mobility initiatives.

**7. Action Item: Action Item: Approval of an addition to the UCPG Operating Procedures enabling remote attendance by UCPG voting (board) members by Zoom if such a meeting option is offered. The additional language is given below.**

- CN: This is a simple item to incorporate one of the changes approved at the May 21 Council meeting, allowing for voting members to attend and vote on

Zoom if a hybrid or completely virtual format is chosen for a planning group meeting. Voting members will not have to disclose their locations or allow public access to their location required under the Brown Act teleconferencing provisions.

- This is the language to be approved: “The University Community Planning Group enables teleconference meetings pursuant to Sections 54953(b)(1) and (2) of the Brown Act and will carefully consider the unique needs of the University Community and the planning group's capacity for reliable and robust technology in deciding whether to hold in-person meetings, hybrid meetings or fully teleconferenced meetings. However, annual elections must have an in-person voting option.”
- CN: I hope this provision will allow some of our voting (board) members to join meetings they would otherwise miss due to other obligations. You do not need to give an excuse or provide advance notice to use this provision. This is a very big deal for those with small children or with family obligations.
- JS: We should announce our names prior to speaking to help the minute takers. I hope I don't end up attending a meeting where Chris is the only other person in the room.
- CN: We will be recommending that if people are able, they attend in person.
- JS: Who will decide if we have a fully teleconferenced meeting or hybrid? If we do a fully on zoom meeting, this needs to be advertised in advance. People will just show up because they always show up.
- CN: I think that is the “carefully considered” part of the language. It's also the case that if Zoom goes down, the meeting has to be suspended until it's fixed.
- CN: I'll call for a vote. We have Joann making the motion to adopt this language, with Daren seconding the motion. Call the roll.
- CN: The motion carries unanimously.

**8. Action Item: Approval of an \$55.20 for a booth space at the Standley Park July 4 UC Celebration. Call for volunteers to help with the booth. Chris Nielsen, presenting.**

- CN: We have had a booth at the July 4 Celebration at Standley Park to do outreach for UCPG membership and the community plan update. I'd like to get a motion to authorize spending \$55.20 for a booth, and to call for a set of volunteers to be at the booth, hours from 11AM to 4PM. We usually pack up about 3:30. Darren, Carol, and Anna have volunteered to do some hours, so thank you.

- LB: We need lots of applications from new people. We were so busy talking about the plan update and the five years we put in; it's so disheartening, to even discuss this with people since we've not been listened to. But I've been honored to be part of it, and I think our role going forward is to get more people to join the group, and if they want to ask questions, we're here to help answer them.
- JS: It's another opportunity to engage in the democratic process. The document was extremely complex, and you were able to get many changes made.
- CN: Correct. Many things that had been agreed on mutated as the plan went forward, as different staff became involved, so there is value in examining in detail each release of the plan. Andy has done this work.
- Joann moves to approve with Carol seconding.
- CN: Call the roll. The result is unanimous to approve.

**9. Action Item: PRJ 1092818, Easement Vacation of parcel 1 of parcel map no. 6481 & parcels 1 & 2 of parcel map no. 21997 & lots 4 through 27 inclusive of map no. 16100, located at 4545 La Jolla Village Drive, Westfield-UTC. Process 2. Kim Brewer, Westfield-UTC, presenting.**

- CN: This is an easement vacation of some utility lines at University Town Center. Kim Brewer from Westfield UTC will be presenting.
- Kim Brewer: I am on the development team at Westfield UTC. Hopefully this is straightforward and easy. This is basically some cleanup to work done over the years. We have executed a large expansion, basically from Macy's, all of the way around the property. At the time there were a bunch of utilities that were running through the site, water and sewer lines that went through the property. When we did the development 2015 to 2017, these utilities were taken out of the ground and the remainder privatized. We can't run utilities under the new buildings, so they were removed. We are asking the city to clean up the paperwork. This is the purpose of tonight's action. The city process has been difficult at times.
- Q: Could you describe the expansion we are seeing now?
- Kim: We filled some of the buildings that sat vacant prior 2022. In April of this year we started two new buildings with parking underneath and that will connect to the existing parking garage.
- Q: Are you doing anything with the old Sears tire center building?
- Kim: We do not own that part of the site, and at the moment they do not have any development plans based on conversations with them (Seritage).

- CN: Joann moves to approve the project as presented with Anna Bryan seconding. Call the roll.
- CN: Motion approved unanimously.

**10. Action Item: Los Peñasquitos Lagoon Restoration Project, Phase 1 Update. Located at 11606 Sorrento Valley Road, a smaller portion of the project boundaries is located within the University community plan area. The UCPG may elect to make a comment on the addendum to the project PEIR, due July 12, 2024.**

**This project will restore the salt marsh lagoon, including sediment, trash, invasive species removal, flood attenuation, and freshwater management to improve the sustainability of restoration and overall lagoon health. The city will present the design progress and updates, present the schedule and opportunities for public review. An addendum to the Programmatic EIR (PEIR) was published on the City website on May 28th for a 45-day public review period. Upon review of public comments, the City will submit the final EIR document to the Governor’s Office of Planning and Research State Clearinghouse. Process CIP/Public Project-2.**

**Ronak Rekani, Senior Civil Engineer, Nenad Damjanovic, Associate Engineer-Civil, David Pohl, Consultant firm Burns & McDonnell, and Mike Hastings, Los Peñasquitos Lagoon Foundation, presenting.**

CN: This is labeled as an action item but since we have given prior approval to the project in 2022, this is primarily a presentation to collect comments. I’ll turn to Mike Hastings from the Los Peñasquitos Lagoon Foundation who will in turn introduce the other members of the presentation team (see above). Darren Smith from the State Parks system is also on the call.

Nenad: This will present the “LPQ” restoration project and show the progress we had from last time the project was presented to the UCPG. We’ll cover the current project status and focus on permitting and CEQA. We’ll ask for input from the planning group. We had a design that was finished in 2018, with a programmatic EIR certified in 2020. We are moving forward with the city leading the effort, broken into three phases. The project today will just be about phase one. This includes Sorrento Valley as well as a very large portion of the Torrey Pines Natural Reserve. Phase two will start later, with a five-year interval so the project can learn from phase one prior to starting phase two. It’s amazing we’ve got this far today, preserving, and protecting the open space. The project will also reduce the flooding in the business area of Sorrento Valley prone to serious, frequent, flooding at present. Public access will be improved along the marsh trails. Mosquito habitat

will be reduced by eliminating areas of pooled water. Sediment flow into the lagoon is being reduced. The city has been working on this project for over a decade and we're now at the restoration component itself. There are two main targets: restoring the salt marsh and reducing sediment flow into the lagoon.

Nenad: We found that "nuisance flow" was the main factor in habitat conversion in the east end of the lagoon. Flows were recorded nearly year around due to natural springs upstream in the past, but as Carmel Valley was built out, we began to get persistent daily flows, called "nuisance" since they are not linked to any rain event. We think this comes from landscaping and hardscape flows and has really driven a habitat change in the east end as the salt marsh plants really need to out-compete the freshwater plants that reduce salinity in the soils.

David Pohl: The primary goal is to restore the historical salt marsh. Part of that is moving freshwater flows through the system to not affect the habitat. Inundation reduction is a key part of this, affecting flooding, sediment management, and salt marsh restoration to previous conditions. This includes removal of non-native rye grass. Our design also looks at sea level rise. One of the comments from this group and others is preservation and enhancement of the wildlife corridor. This was incorporated into the design, particularly in Sorrento Valley with constrained space between the railroad tracks and the industrial park.

David: A benefit of reducing more frequent flooding events, but not for large events, is less inundation in the industrial park. The nuisance flows are continuous and so we're including in the design channeling that will move these flows around the salt marsh. We do have large storm events, and then we do want the marsh area to be completely inundated, so there is contact with fresh water, but infrequently. This will establish a natural system that reduces the amount of accumulation with storm events. Freshwater decreases the salinity in our sediments and that affects the plants, so we want to keep the sediment salty.

David: The flood channel along Carmel Creek is for 10-year events so everything larger will go over the top. But during the frequent events that impact the businesses there should be a lower impact.

We are doing some excavation to reduce tidal inflows but we're going to remove invasive plants such as the rye grass to reduce the need for excavation and allow a transitional zone for future sea level rise. We also did some refinement to the channel slopes, reducing them to allow greater access for wildlife. We also looked at using some disturbed areas for excavation materials that could be restored later and found one.

Nenad: We'd be using an addendum to the PEIR, released for a 45-day public comment period. We have ongoing meetings with all the relevant agencies, Coastal Commission, US & CA Fish & Wildlife. We have 100% design and will begin construction after releasing the contract in spring 2025, with a tentative start date of September 2025 upon completion of the bird nesting season. So, 2025-2029 will be phase one construction, then 2029 through 2034 will be the adaptive management phase, then phase two.

Nenad: There will be opportunities for public input following the publication of the addendum to the PEIR. This information will be shared with Chris and other stakeholders. We will share the power point presentation as well. That concludes our presentation. Here is our contact information and that of Brianna, our lead from the Transportation and Stormwater Department, our asset owning department.

CN: I have a question from Andy: what is the status of the upstream channel restoration? Are they planning to remove the invasives upstream another 600 feet or so?

Mike: I brought this up at our last meeting and we were unable to do that, but we understand there is a need to do that, not only in the 600 feet of upland but in other areas. My foundation is working with the City of San Diego, Poway, and the County to develop a set of assessments specific to invasive plants: basically, go out to all three sub-watersheds, do an inventory, GIS map it, and from there prioritize the areas that need to be addressed. We're engaged with CA Fish & Wildlife, and we received some great feedback. The budget freeze stalled the process of getting additional grants.

Mike: For wildlife movement, the question is how to structure this with relation to water movement through the channel. We know there are space limitations in Sorrento Valley. Net, it looks like we can increase the wildlife corridor width in the narrowest spot by about ten additional feet from the current sixty to eighty feet we have now.

Mike: There was a question about access through the upstream area. This area is to be partially revegetated within a set of concrete blocks. They won't preclude wildlife moving through the areas. The corridor is currently severely constrained with non-native plants and sediment and all sorts of other problems, so I really see this as an improvement to the wildlife moving in the area. Granted it's constrained because it's narrow but I'm confident that the design will improve movement through the area.

JS: Could you explain how you're planning to keep the irrigation water and non-storm surface water out of the lagoon?



Mike: The nuisance flow comes from Carol Canyon Creek and Los Pen Creek. There will be a channel that runs adjacent to the salt marsh, at a lower elevation, linking both creeks and constraining the freshwater flow away from the salt marsh. That's how we are moving the flows away from the restoration.

JS: You're anticipating it will evaporate over time?

Mike: No, we're anticipating that the flow will be to the ocean. The city has a program to identify and monitor the nuisance flows. Landscaping approaches can be worked out to reduce these flows. Right now, we want to make sure the salt marsh restoration is established and sustainable. Hence, the channel systems as part of the design.

JS: Would the realignment of the railroad affect your work?

Nenad: We will be coordinating with SANDAG.

Mike: The NOP was just released. There will be opportunities to work with SANDAG regardless of which alignment is chosen to optimize in terms of lagoon health. We're engaged with SANDAG on an optimization study, looking at the different scenarios and making sure that the SANDAG project does not mess with our project, but is complimentary.

Q: What are you doing to make sure that floods in Sorrento Valley do recede quickly?

Mike: There are constraints due to the 5, 805, and the railroad tracks, but the flood channel segment has a capacity of a little over a 10-year flood. There are many smaller floods between 2-and-5-year floods. We have a stormwater diversion segment that has the potential of diverting flooding away from the industrial park. We are going to increase the capacity of this diversion as well.

Melanie Cohn (BIOCOM): I've been working with these floods for a little over 10 years. I appreciate the presentation. This project may have a huge impact on the life sciences industry in Sorrento Valley, along Roselle Street, and at the Coaster station.

**11. Information Item: The University Community Plan Update. Chris Nielsen and Andy Wiese will give an update on the UCPU and next steps.**

CN: I'll give the report. We did turn in our comment the next day after the May 14 UCPG meeting. We will present at Land Use & Housing on Thursday, giving much the same presentation as the May UCPG meeting. We did have a meeting with Joe LaCava about the issues of the zoning of La Jolla Village Square, and that we did not want the area to become a food desert. This shopping center is the only grocery

along the UC San Diego Blue Line Trolley, and very important to the UC San Diego students.

Rebecca Robinson-Wood (former UCPG board member, current CPUS member): I noticed in the EIR that there were between 400 and 500 dwelling units remaining within the existing community plan for development. Part of these units are the affordable housing the city has not developed that is part of the housing element section of the existing community plan and is from 2017. The draft community plan says that they have used up all of them and there aren't any residential units left. The city benefited from selling their remaining entitlements in lands that they aren't able to use, they sold those to some of the major developers in the area over the last few years. And those are documented in the 2017 community plan. So, they should be aware of that.

CN: Did you mean 2017 or 1987?

Rebecca: The 1987 community plan has been amended many times and we spent about a year reviewing a 2017 update to the 1987 University Community Plan. So, from my perspective, it's the 2017 community plan that we have at this time. What are the next steps? Or are we looking like the later part of the calendar year?

CN: Land Use and Housing on Thursday with Blueprint SD on June 20<sup>th</sup> with final approval of the university and Hillcrest focused plan amendment on July 30. So, the council committee will do all three.

Melanie Cohn: I want to address the things that were being said at the beginning of the meeting where the city gave no concessions to single family homeowners in south UC. I was part of the plan update subcommittee and that's just not true. The current proposal called scenario 1 has significantly less density than the previous, most dense, option which was called scenario A. Single family homeowners have had a great amount of influence on the SDRs that will govern development in north UC and are included in the draft and most importantly south UC is being kept as it is which is a giant concession that will impact UC San Diego students and young life science professionals looking for housing for at least the next thirty years. The quote unquote community option that's being presented as a consensus of the plan update subcommittee and public meetings is not a consensus. This community is made of 79% people under the age of 50. An annual income of \$274,000 is needed to afford to purchase a home currently in San Diego and 92% of the households in this community have income lower than \$200,00. We have the blue line trolley extension that's the biggest transit investment in our region's history. And we want

people in this community such as homeless UC San Diego students to be able to afford to live and stay in San Diego. These are not transient residents. They want to be able to stay here but they can't find housing.

- 12. Adjournment: Next Meeting will be on July 9, 2024, 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.**