

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

October 12, 2021, at 6:00 pm.

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Meagan Beale (MB), Neil de Ramos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasserri (AN), Rebecca Robinson (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), Phillip Belzeski (PB-UCSD)

1. **Call the Meeting to Order:** Chris Nielsen 6:04pm.
2. **Agenda:** Approved – Additions and adoption by acclamation
3. **Approval of Minutes from September 14, 2021.**
CN-minutes aren't ready so we will postpone them until next meeting.

4. **Announcements: Chair's Report: Chris Nielsen**

- BioMed – Town Center Dr. encountered substantial delays due to traffic study.
-Subcommittee will meet once the study is complete.
- City Bike Safety Presentation will be in Nov.
- Notice by Alexandria that they filed Community Plan Amendment for Science Village (previously Podium 93).
- RRW housing project along Gilman Drive may be in November
- Coastal Rail Trail passed the next step by the city

CN Asked Debbie Knight to Speak on the Coastal Rail Trail–

Debbie – City has some money and hopes to begin construction to 2022

- UCPG is likely not to have a meeting in December
- Meet by Zoom-January and then we will discuss -> Health is our first priority.
- No baseball spoilers

5. **Presentations:**

- a. **SANDAG/Mid Coast Trolley** – John Dorrow – Opening Day Ceremony is Nov 21, 2021.
Trolley remains on budget and on schedule.
Update as follows: see presentation
 - Nobel Dr. parking structure – Open - all parking lots. Working on elevators/platforms
 - UCSD Central Trolley stop – Trolley testing and elevator approval
 - UCSD Health – Slide of bridge over Voight Dr. along with the plaza
 - Exec Dr. – paving and landscaping done

- UTC – workers are on station platform (slide). Status of parking structure – see solar panel installation.

CN – can you tell us the results of the lighting question from the parking structure by a community member?

Gia Ballash – Lighting -> walls are high enough to block car lights to ensure no light pollution.

CN – There is also an issue with Palisades (not a Trolley problem).

CN – I5 and La Jolla Colony Dr. – the gore-point cans block the view of cars coming up from the northbound offramp from I-5. Dangerous if bikes or peds cross at the intersection.

John – Bike infrastructure is still going in. They are adding a phase for bikes.

PK – Bikes that come south on Gilman to the path – How will you fix it?

John – Bike refuge area – widened sidewalk area to wait for the signal.

IK – Peds are not welcome on the bike path, but they are there.

John – All improvements will be made by the end of the year. But peds and bikes are both welcome on the bike path.

b. Councilmember Joe LaCava –Kaitlyn Willoughby reported:

1. Street repairs – a question when streets will be repaired – links to look up your address

-several UC projects should be done together. Stressful and inconvenient.

2. Coastal Rail Trail – met with CN, A. Weiss and D. Knight, so it doesn't go through Rose Canyon. Kaitlyn will get back with us.

3. Please get all your Joe La Cava questions to Kaitlyn, so they can be prepared

Bill Beck – Community member – Street lights – Will the link show his street light request?

Kaitlyn – No, look at Get it Done. Link is for street paving and street work. 3 street lights for Beck's project: the money hasn't come in yet.

c. Membership Report – AD reported:

Official Reg. for N and S UC -> review and provide advisory for land use. All memberships are permanent; if you are interested let CN and/or AD know.

We meet on the 2nd Tuesday at 6 pm. If interested in the UCPG board opening / vacant position, please contact CN or AD with interest and Biography.

d. Plan Update Subcommittee – Andy Wiese is not here Katie Witherspoon is here for AW

e. Planning Department—Katie Witherspoon will give Andy's report

UC Comm Plan Update –

Survey is live.

- it is open from 10/1 to 10/31, closing promptly after 1 month.

- 10/19 and 10/20 Open Houses. Same meeting – one will be held early and one later
Please register, it will be virtual.

- Outreach to the engagement schedule: Doyle – cookies, paper copies of the survey to be distributed at Rec Centers and Libraries

-Next meeting will be Jan. 2022, and on the agenda for UCPG 2/2022

-Bike safety – Katie has taken this over.

IK – went through Vision Zero for Police reports in the area. Accidents are not on record that she knows about.

CN – coordinate with Katie and CN

KM – How do you hand in paper surveys?
Katie - Paper surveys go into drop boxes at locations where they are found:
Rec Centers and libraries, along with Senior Centers.

f. Mayor Todd Gloria

g. Assembly Member Chris Ward – Rachel Granadino update:

9/10 to the end of the year CW will be here in San Diego.

- AB 223, AB 491, AB 340 and AB 514
- Bill (AB361) on a modification to the Brown Act allowing UCPG to continue to meet virtually has been signed by the Governor.
- Please email if you have legislative requests
- Oil spill alert – they are watching SD beaches closely

Lou Rodolico – community member – Are there fire programs on home hardening for contractors?

Rachel – Cal Fire runs this program

h. Senator Toni Atkins –

i. Supervisor Terra Lawson-Remer – Amanda Barry update:

- Supervisor is attending UCCA meeting tomorrow
- Trying to take action so all people get vaccinated. 79.4% fully vaccinated, 88.7% have first dose. San Diegans can get a Pfizer booster.
- Supervisor will be at Oktoberfest this weekend

j. UC San Diego – AD giving the update again.

Campus Planning – campus “return to learn”. 3 weeks 9/20 and majority of classes are in person. Guidelines are as followed and UCSD Covid cases are very low. Trolley is exciting for campus as the opening is 11/21. Unsafe trucks on Gilman, brought to AD’s attention by IK : they are not to stage or queue on Gilman Dr. IK has seen improvement.

k. Miramar Update: Kristin Camper

- Colonel Biddel – plans to visit UCPG. Operations has a lot of visiting squadrons.

All visiting squadrons are given the procedures to follow, all FAA rules apply

Navy Top Gun will visit with F18, F16 and F35s

Air Force was here last month

- Fire – Along 805 on Miramar – SD Fire and Miramar Fire worked together and did a really good/quick reaction to put the fire out.

l. CN – UCPG Business– Meagan Beale (MB) has been on UCPG for 9 years – we are sad to see her go and give her a huge round of applause. Thank you for your service Meagan!
MB – UCPG members are extremely dedicated to work to keep the community the way we want it!

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

a. Barry Bernstein – Thanks to Meagan – job well done! Inviting replacement candidates to Oct. UCCA zoom meeting. Newsletter update. Educate Oktoberfest is 10/9 and Joe LaCava will be there. Great big thank you to the FireSafe Council. UCCA Elections will be held in November. Need to be a member, then nominated and run. Barry will be termed out. KW will be at the meeting regarding the survey along with Supervisor Terra Lawson-Remer. Finally, regarding redistricting -> UCCA supports keeping North and South UC together.

b. Ruth DeSantis – UCCF – KW and Martin Flores – Oct 6th – update about Skate Park at the

west end of Governor Dr. in South UC. Below ground wells with bike racks and no parking. They are working with Tony Hawk, who supports skateboarding.

- c. Lou Rodolico – divisive media regarding single family homes getting trash pickup for free. SD also picks up apartment trash as well. They want to increase fee \$35 per month we currently pay \$15 but through taxes.
- d. Debbie Knight – Friends of Rose Canyon – Introduce -Save Marion Bear Park Campaign SD has come up with new project: 3 additional lanes on 52, between I5 and I15. One of the oldest open space parks. Petition is out, please sign to take this highway out of the plan. Density being added with no new parks.
PK – 2 days ago-> South part of Rose Canyon there was a motor cross bike. Reported to the Police. If you see this bike please report this dangerous situation.

7. Action Item: AB 361 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 presenting:

Community group can pass a resolution to stay on zoom and meet virtually

CN – Resolution to meet virtually?

IK – moved - November meeting conducted via zoom

ML - seconded

Discussion – get with JM to Alexandria about getting back to in person. We will have to vote every meeting.

Vote: Yes – 14, No – 1, Abstain – 1 (MB)

The resolution is approved.

8. Action Item: Appointment of a replacement UCPG board member to replace Meagan Beale. Tonight is her last meeting due to term limits. Meagan Beale holds seat R1-A. Potential candidates must be resident members who have attended at least 1 UCPG meeting in the past 12 months and reside South of Rose Canyon, North of SR-52, and between I5 and I805. Nominations may be sent to CN prior to the October 12th meeting, or in person at this meeting. Candidates may give a 3 min. statement tonight. Notice is given that seat R1-A will be vacant at the close of this meeting and that the board will appoint a replacement member at the Nov. 9th, 2021, meeting and the term will run until March 2023.

Resident members of R1-A have to have been to a UCPG meeting and reside North of 52 and East of I5. Board will appoint new member to serve 11/2021 -> 3/2023. Jeff Dosick, Thomas Feerick and Lou Rodolico, along with Karen Martien and Tom Hekman will give public comment.

- 1) Louis Rodolico – Genesee being N/S Rd, Westfield EIR ignored Regents bridge. Anti-bridge just like anti-vax and 1/6 attack on the capital. Has been an environmental journalist
- 2) Karen Martien – excited, interested in urban planning since 1995. Graduate student sparked interest in community planning, has 2 kids and has lived in UC for 26 years. PHD conservation geneticist, bike commuter interested in bike safety, help with homeless and interested in native plant landscaping.
- 3) Tom Hekman – UC resident 1/2002, retired navy, engineer from San Diego whose wife is a nurse. -he negotiated swimming program before Centurion set up as his son swam at UC High. UCPG – set aside personal beliefs and try to communicate with neighbors.
-ADU around the corner – so quickly! Community Plan – concern on the boundaries is a risk, we

need to consider APZ buffers.

-UCSD – growing

4)Thomas Feerick – he went to Curie/Standley/UC High, then UCSB – he is a construction lawyer- in land use law. Clients are contractors and he has his real estate license. Life-long member-help to prevent special interests, to ensure integrity of neighborhoods.

5)Jeff Dosick – 30-year resident, bike commuter, so with congestion during the morning and evening commutes getting heavier, roads and bike lanes have not kept up! Looking to help make community safer.

CN – Vote will be public and happen at next months meeting – Candidates please send statement of 200 words or fewer.to UCPG/CN.

9. Action Item: PTS 682832, La Jolla Village Square Sign NUP. Neighborhood Use Permit For a master sign program for the La Jolla Village Square Shopping Center. 8657 Villa La Jolla Dr. Process 2 – Kathy Corvin presenting:

Replacement of signs necessary due to Coastal Overlay regulations.

20-foot-tall signs (see presentation).

CN-Use permit required for signs. Concern ourselves with signs out of compliance.

JS – Are signs visible from the I5?

Kathy – Trolley blocks these (from list) AZ sign is seen from I5, B sign has electronic message, Title 24 controls brightness

IK – can signs be dimmed after store hours and please explain 8 sec. AMC sign?

Kathy – LED’s light set to Title 24 brightness requirements, no flashing and only 8 secs.

CN – any signs so bright/shining into adjacent residences?

Kathy – No change from current.

JS – How does light compare to Whole Foods? Are there lease restrictions to keep from distracting drivers?

Kathy – will follow code and she will add a note.

IK – Message Center?

Kathy – “B signs”: electronic message center – dual sided.

CN – Call for a motion

JA– motion to recommend approval

CLW - seconded

Vote: Yes – 16, No – 0, Abstain – 0

The project is recommended for approved.

10. Action Item: Neighbors for a Better San Diego is asking for a letter of support for a set of proposals to reduce the impact of ADUs on neighborhoods. NBSD members will present:

Geoff Hueter – 10/2020 Revised ADU Ordinance was passed by City Council.

1)City Council said it was conforming to state law

-State law states: 1 junior AD and 1 accessory unit

Not more than 16 feet height with set-backs – 4 foot side and rear

2)SD further implements a density bonus. Which allowed 2 additional

ADUs as long as they were in transit priority areas. This allows project 5 to 10

ADUs on properties and allowed building up to 30 feet high along with elimination of all set-backs.

3)Issues –

a-New homeowners will be priced out of the market

b-City waived fees for parks, libraries etc.

c-Urban canopy being cut down to build ADU is yards

d-No architectural review

e-No parking required

f-No consideration for fire codes.

see presentation

City has the ability to use restraint in approval of 4 ADUs/lot.

Goal – keep city to conform to state law – San Diego took on bonus density, So make it more family oriented. This like other California cities – pre approve plans

Asking – 1 ADU only – density bonus to size bonus – with 16-foot height limit and 4 foot setbacks side and rear, with fire hazard risk being taken into consideration to align with State codes.

JS-thanks, fully appreciate the presentation. HOA w/ strict guidelines. Concern – if not to condone state bills -> unconstitutional to CC n Rs who is paying?

IK – was there any environmental review? Watershed?

Geoff – No review – only code process! Not a zone process!

CN – seems crazy not to consider schools, roads and CEQA avoidance for larger projects.

JS – State laws need correcting, too.

- CN – propose: the PG ask the Mayor and City Council to amend code to be closer to the state law.
-with revisions by NBSD (this without agreeing to any state laws w/ respect to ADUs)

JS – can't support HOAs

NG – same situation happens with single family and apartments in our neighborhoods.

CU – minimum size for lot split?

Geoff – 2400 sq ft – lot size – split to 1200 / 1200

Motion CN – NBSD as outlined on page 6 and 7 of presentation – revise ADU 4 units

NG – seconded

Discussion:

MB – And SD should opt in SB10

JM – asked to explain?

CN – friendly amendment ->wording

CN moved to approve wording on this letter:

Without agreeing with any state law regarding ADUs:

1. Support the code revisions by NBSD on pages 6 and 7 of their presentation sent last week.
2. Revise San Diego's ADU ordinance to allow a maximum of four units after a lot-split (SB9).
3. San Diego should NOT opt in to the provisions of SB10.

Passed 10 YES, 1 NO 1(PB), 1 ABSTAIN (JM)

11. Adjournment: UCPG meeting adjourned at 8:42 pm. Next meeting will be Nov 9, 2021 via zoom.

Thank you, CN

University Community Planning Group

December 14, 2021

Honorable Todd Gloria
Mayor, City of San Diego
202 C Street, 11th Floor
San Diego, CA 92101

RE: LDC Sec. 141.0302

Dear Mayor Gloria, Council President Elo-Rivera, and Members of San Diego City Council,

At its October 12, 2021, meeting, University Community Planning Group discussed the recently enacted changes to Section §141.0302 of the Municipal Code, which were intended to implement the state's regulation on Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

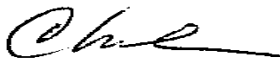
Although San Diego's ADU code was presented to the public and to the City Council as merely conforming with state law, it has become clear as projects are being permitted, that San Diego's code far exceeds the state requirements, especially the bonus units permitted under §141.0302(b)(2)(G), which has effectively up zoned all of San Diego's single-family zones to permit a much greater density than required elsewhere in California.

The UCPG passed the following resolution by a vote of 10 Yes, 1 No, and 1 Abstain:

Without agreeing with any state law regarding ADUs:

1. We support the code revisions recommended by Neighbors for a Better San Diego (nfabsd.org).
2. We support the revision of San Diego's ADU ordinance to allow a maximum of four units after a lot-split (SB9).
3. We urge the City of San Diego NOT to opt into the provisions of SB10.

Sincerely,



University Community Planning Group Chair

Cc: Todd Gloria, Mayor, MayorToddGloria@sandiego.gov
Joe LaCava, Council District 1, JoeLaCava@sandiego.gov
Jennifer Campbell, Council District 2, JenniferCampbell@sandiego.gov
Stephen Whitburn, Council District 3, StephenWhitburn@sandiego.gov

Monica Montgomery Steppe, Council District 4, MMontgomerySteppe@sandiego.gov

Marni von Wilpert, Council District 5, Marnivon Wilpert@sandiego.gov

Chris Cate, Council District 6, ChrisCate@sandiego.gov

Raul Campillo, Council District 7, RaulCampillo@sandiego.gov

Vivian Moreno, Council District 8, VivianMoreno@sandiego.gov

Sean Elo-Rivera, Council District 9, SeanEloRivera@sandiego.gov

Heidi VonBlum, Acting San Diego City Planning Director, VonblumH@sandiego.gov

Elyse Lowe, Director, Development Services Department, ELowe@sandiego.gov