

00:30:09 Jen Dunaway: I was told by Kathleen Ferrier that the same information that was posted at last meeting would be discussed today, i.e. nothing new would be discussed. Was she incorrect?

00:30:19 Suzy Shamsky: I would like to make a non- agenda public comment.

00:30:37 Laurie Phillips: You have us actively muted

00:30:45 Debbie Huntly-Playle: What is the reason these meetings are never in person?

00:30:45 Laurie Phillips: We can't unmute

00:30:51 Jen Dunaway: I would like to make a non agenda comment.

00:31:32 Laurie Phillips: The host is not lettling attendees to unmute

00:31:41 Jen Dunaway: I got an email from Tait Galloway, Nancy's boss, who promised more in person meetings. He actually told me on 4/15/22 that beginning in May, all meetings would return to in person. His staff didn't get the memo. He replied today that he is going to look into that.

00:31:42 David Wright: David Wright here via zoom after promised in person meetings from city

00:31:57 Bonnie Kutch: I'd like to make a non-agenda comment as well please.

00:33:24 Rachel Graham: Should comments that don't pertain to a specific land use scenario be considered non agenda?

00:34:11 Nancy Graham, City of San Diego: Yes, anything not related to the scenarios is non-agenda.

00:34:13 David Wright: Those meetings did not have all data in them

00:34:18 Rachel Graham: Thank you

00:34:36 David Wright: The city took out notes it didn't like

00:35:01 Haoyu Jia: how do I make a non-agenda public comment on zoom?

00:35:10 Petr Krysl: Super

00:35:34 David Wright: Make comment

00:35:48 Madison Coleman: I'd like to make a comment

00:36:03 Karen Arden: I would like to make a non-agenda comment.

00:36:11 Haoyu Jia: I'd like to make a non-agenda public comment

00:36:17 Rachel Graham: I would like to make a non agenda public comment

00:36:41 David Wright: Make comment

00:36:41 paul goldstein: I would like to make a comment

00:36:55 David Wright: I'd like to make a comment

00:36:56 Haoyu Jia: yes please

00:37:17 Feroza Ardeshir: We cannot unmute ourselves

00:37:31 Melanie Cohn: Just noting that I am here as a member of the subcommittee. I joined late.

00:37:35 john mattison: Since they are recording the ZOOM, and editing the minutes, anyone who has the ability to record the meeting and use any of the automated transcription services could address any of the issues that David above noted. We do need our own copy/recording of the meeting to validate that minutes are accurate. Unfortunately dis/misinformation has been a recurrent pattern in these hearings, and we should not be surprised if the minutes are subject to biased editing.

00:38:05 Jen Dunaway: I was second after Suzy

00:38:09 David Wright: The city deletes comments it doesn't like

00:38:54 Suzy Shamsky: I have already requested to make a public comment.

00:39:26 Linda Beresford: Yes. Per the chat it looks like Suzy Shamsky had first request for non agenda comment.

00:39:56 Jen Dunaway: I was second on the list after Suzy.

00:40:34 Petr Krysl: This is not a non-agenda?

00:40:47 Linda Bernstein: Lets hope UCSD addresses their housing crisis.

00:41:21 Petrine McShane: Claiming people in South UC are hostile is unfair and not accurate

00:41:34 Haoyu Jia: I literally went to the meeting in June

00:41:34 David Wright: His comment was all agenda

00:41:59 john mattison: "Functionally Homeless" tech people because they can't find housing precisely where they want it. Haoyu, could you please define what "functionally homeless" means. Does every person who commutes to work qualify for "functionally homeless" characterization? Really?

00:42:27 Rachel Graham: My comment should probably wait until we get to the land use scenarios, thank you (it's fairly general though)

00:42:29 paul goldstein: Many UCSD STAFF and Students live in UC. How can we be hostile to ourselves?

00:43:04 Haoyu Jia: Hi John Matterson one of the person living in my home works for TuSimple but has to live with his coworkers since he wasn't able to secure housing in time. He's been sharing beds with my roommate since we don't have space for a couch

00:44:14 Karen Arden: I'm also a UCSD faculty member - so not hostile to UCSD staff and students.

00:44:19 john mattison: Your representation of that as "functionally homeless" is an abuse of rhetorical integrity.

00:45:28 john mattison: Under FOIA, do we have access to the meeting recordings to understand if the minutes are indeed accurate.

00:45:31 Jen Dunaway: I was second to comment after Suzy. Don't forget me please Andy.

00:45:48 David Wright: City workers don't answer emails , we have been emailing with city for months

00:45:55 Masaki Mendoza: I think what's effectively couch-surfing could be considered functionally homeless. Overcrowding isn't healthy for people

00:46:21 Rachel Graham: That's correct Masaki. You don't have to be living on the street to be homeless.

00:46:26 Jen Dunaway: People could find a place to have more space and take the trolley

00:46:35 Katerina Semendeferi: Haoyu, I also wanted to live in La Jolla right across from campus, but I couldn't afford it. So I moved somewhere that I can afford. We now have the trolley. There are lots of options.

00:46:43 David Wright: We have a long email trail of city workers not being to respond to email or answer questions

00:47:25 paul goldstein: thanks, I will continue with an agenda comment

00:47:46 Siri Binley: Hi there, I am a business owner in UC Market place so I would like to know when will start the construction? when will be let us know before we move out?

00:48:28 David Wright: The city is hiding everything

00:49:03 David Wright: Try emailing the city and asking for data , crickets always

00:49:05 Linda Beresford: Very good comment Suzy Shamsky.

00:49:34 David Wright: In person meetings only

00:50:01 David Wright: Sorry rich kids going to UCSD have money to pay for housing

00:50:30 David Wright: I have 3 college degrees and paid for all of them

00:50:40 Masaki Mendoza: When tuition was far cheaper than it is now

00:50:53 Jen Dunaway: Tait Galloway, Nancy's boss agreed on 4/15/22 that in person meetings would start in May. His staff did not get the memo. He agreed to look into that today.

00:51:04 Aidan Lin (he/him): Not all students going to UC San Diego are rich kids. Just want to make sure that was clear as the student rep on this subcommittee.

00:51:20 paul goldstein: And not all UC residents are rich either

00:51:26 Francisco Von Borstel: why force student to live in campus housing, its a money grab by UCSD.

00:51:48 David Wright: City is Not open to listening, and this is a money grab 101 class

00:51:53 Andy Wiese: I encourage EVERYONE to be less "hostile" and more respectful in the chat. Many of us have different interests, and we should be able to express those differences clearly and without rancor. Let's do better.

00:52:25 David Wright: You should do better Andy

00:52:36 Jen Dunaway: We would like students and all others to not 'name call' others who disagree.

00:52:53 David Wright: You work for Us, living off our tax dollars.

00:52:55 Melanie Cohn: Thank you Andy.

00:53:11 Aidan Lin (he/him): Thank you, Andy.

00:53:15 Masaki Mendoza: Maybe not characterizing us as all entitled rich kids would be helpful

00:53:15 Jen Dunaway: Nancy, is that in writing somewhere?

00:53:28 Aidan Lin (he/him): And... students are tax payers too.

00:53:53 David Wright: No of course it's not written anywhere ? Just trust the Gov.

00:54:03 Chiara Clemente: I am interested in hearing what plans UCSD has in terms of growth projections and accommodating their housing needs for their campus; the two are closely intertwined. Has this info been presented? Have they considered changing their admission process to accommodate more local students.

00:54:12 David Wright: Agreed they are and I respect education

00:54:38 Jen Dunaway: I'll review the Sandag website to see if her statement is correct. It would be great if she could show where the constraints are noted in the sandag estimate.

00:56:26 Jen Dunaway: Why did the City assume this for Kearny Mesa? Based on what?

00:56:30 Xenia Grushetsky: Just curious where they plan to build these 500K+ units. I live in North UC and it's basically all built out.

00:57:17 Jen Dunaway: Is that assumption written somewhere Nancy? Would like proof of your statement.

00:57:44 Melanie Cohn: According to a LA Times article from 9/26/22: UC San Diego aims to offer a four-year housing guarantee in future years and has three building projects in the works that will add 5,300 beds by 2025.

00:58:08 Andrew Barton: The City should use plausible population growth

estimates to plan growth. If SANDAG data don't provide this, use other data

00:58:53 Francisco Von Borstel: High buildings block the sun from one level and two level homes, and will lower production from Solar Panels or it will not be worth it.

00:59:00 paul goldstein: have any of those other 18 communities been asked to TRIPLE population?

00:59:06 john mattison: As was stated earlier, the City and UCSD originally chartered UC prospectively in a way to support the University's ability to recruit and retain new faculty. Recently, decades later, UCSD has expanded student enrollment dramatically WITHOUT providing enough nearby housing for those huge and rapid increases in students. It is historically inaccurate now for the University and these students to claim that longtime UC residents are the problem for not solving a problem STRUCTURALLY and PROSPECTIVELY CREATED by the University's policy of increasing enrollment ahead of increasing nearby housing. This is reminiscent of when the Menendez brothers pleaded for mercy because their murder of their parents had left them orphans. Maybe you should try a different narrative that isn't conspicuously misleading and outright false. The residents of south UC have spoken peacefully, respectfully, and consistently in an overwhelming majority opposed to the proposed upzoning. Melanie is correct.

00:59:08 Jen Dunaway: You have 17 community plans that are older than ours. We have had 7 amendments increasing density; we have added thousands of units.

00:59:11 David Wright: Gov and planning is like saying they can balance budgets

00:59:11 Xenia Grushetsky: What are the other 18 communities? And how many units did they have added?

00:59:27 Melanie Cohn: UC campuses are located on some of the most expensive real estate in the nation, yet the university educates more low-income students than its public and private peers. One-third of all undergraduate students – nearly 78,000 – have annual family incomes low enough, generally \$45,000 or less, to qualify for federal Pell Grants. And three UC campuses – Irvine, Davis and San Diego – each enroll more Pell recipients than all Ivy League campuses combined.

00:59:35 Kelsey Feinstein: We are University City, not University.

00:59:45 Francisco Von Borstel: How about La Jolla, they have the lowest density?

01:00:05 Karen Arden: Nancy - You explained why SANDAG numbers aren't used. What was used to arrive at the proposed numbers?

01:00:07 Jen Dunaway: I reviewed all of the community plans. there are 17 that are older than ours. I created a spreadsheet of them all. You can find them and the date on the city website.

01:00:10 David Wright: They have more money to pay off politicians

01:00:42 Jen Dunaway: Agree with Karen. If not SANDAG, what interesting assumptions did you utilize?

01:00:47 Francisco Von Borstel: Mount Soledad has the lowest density

01:00:50 Karen Banks: Sounds to me like the plan update is what drives the population expansion (i.e., like this committee is giving permission to developers to massively increase our density). Am I misunderstanding that?

01:00:59 Zach Anaya: How much has the rezoning in the 18 previous communities affected density?

01:00:59 john mattison: Will these comments in the chat be reflected in the

minutes of the meeting? If not, why not?

01:01:13 David Wright: No they will be erased

01:02:37 David Wright: If that is the case Andy how come city staff will not answer questions in writing via email/

01:02:40 Anu Delouri: UC San Diego will likely surpass the 5300 number - we are closer to 5,700 now. Doing all we can do to build housing in a timely manner. We are the third campus in the country to provide maximum housing. Today we are at approximately 18,000 beds for grad and undergrad housing approximately 42% of our student population.

01:03:32 Francisco Von Borstel: This density increase will have a high impact on resources, and will impact the environment.

01:04:10 Masaki Mendoza: Low density actually requires more resources per capita

01:04:29 Linda Beresford: This is Linda Beresford. I would like to make a comment when it is open to public comment.

01:04:31 Aidan Lin: Thanks for the numbers Anu. I'd also like to point out that more housing is needed even if UCSD can guarantee housing for 4 years—for students who choose to live off campus, for recent grads, and for anyone that wants to stay in the community to contribute to the community.

01:04:39 David Wright: I would like comment

01:04:43 Anu Delouri: UC San Diego growth is evaluated for impacts and mitigated through the California Environmental Quality Act process.

01:04:47 Petrine McShane: Pleases can it be explained from where the population number are derived?

01:05:00 Chiara Clemente: Are growth projections incorporating any additional accommodations projected from SB9 ADUs?

01:05:07 Rachel Graham: I would also like to make a comment once we open up to the public

01:05:09 Zach Anaya: What are the plans to increase k-12 schools and open spaces to accommodate population growth?

01:05:19 paul goldstein: I would like to comment on the agenda item

01:05:47 Linda Bernstein: i would like to make a comment

01:06:09 Tom Ruff: I think 100 du/ac is about 5 stories. Not certain.

01:06:37 Francisco Von Borstel: UC San Diego force students to live in campus, to make more money from CA Students. they should have a choice. they should have a choice where to live. The cost of UC San Diego housing is extremely high

01:07:38 Andrew Barton: Here is a guide to what the density looks like, visually: <https://www.base-4.com/boosting-housing-density/>

01:07:42 David Wright: They don't care about affordable housing. Building in UC is not affordable and rents needing to be charged makes it unaffordable

01:07:43 Francisco Von Borstel: UC San Diego housing per sq is more expensive to live in. Plus lack of cheap services, everything around the UCSD is very expensive. We should be able to live in cheap area with lower cost of goods.

01:07:52 Masaki Mendoza: Thank you Andrew for the source!

01:08:02 Zach Anaya: What is considered "affordable" housing?

01:09:09 Andrew Barton: Definitions of affordable housing:
<https://www.housingca.org/policy/focus/housing-affordability/>

01:09:41 Francisco Von Borstel: yes what is considered "affordable housing for students" is cheaper per sq out side of campus living. And lower cost of other services, restaurants, Supermarket and other services.

01:10:06 Masaki Mendoza: From Andrews source^ when a household doesn't need to pay more than 30% of their income on housing

01:10:07 Karen Banks: Thank you Andrew Barton. Horrifying to think of our neighborhood marketplaces turned into 4-5 story complexes!

01:10:28 Jen Dunaway: How has that played out in North UC in the last 10 years? The apartment costs have increased while the units have gone up.

01:10:35 paul goldstein: Not so. High density means greater than 5 stories.

01:10:43 Laurie Phillips: They are proposing much taller than 4-5 story

01:11:00 paul goldstein: Greater than 5 stories means significantly higher construction costs.

01:11:05 Xenia Grushetsky: We already have MANY highrises, like The Jewel, Palisade. Those are more affordable???

01:11:18 paul goldstein: meaning basically "luxury" apartments

01:11:27 Karen Banks: I was looking at the link and the image for 70-75 DU/AC (for Sprouts, Vons, and Outcast areas)

01:11:36 Petrine McShane: What percentage of affordable house is required? In relation to for profit property developers.

01:11:55 Francisco Von Borstel: 4- 5 story complex blocks the sun, and will prevent solar panels to work in houses around the buildings, This 4-5 story complex should pay for electrical bill for houses around them.

01:12:29 Petrine McShane: also how realistic is it that for-profit property developers will build more than is require?

01:13:16 Suzy Shamsky: Thank you Andy for clarifying the connection between high rise buildings and level of housing affordability.

01:14:28 Petrine McShane: Are developers required to build in an a green environmentally respectful manner? If not why not?

01:15:51 Carol Uribe: I still see the golf course on the 2 maps

01:15:57 Carol Uribe: carol

01:18:59 Karen Arden: I have asked what the plan for the old golf course property might be. No answer....

01:20:40 Linda Beresford: The southwest corner of Regents and Governor is part of a parking lot for Our Mother of Confidence church, but part of it might be a separate parcel from an acquisition of an old gas station.

01:23:45 Francisco Von Borstel: The high cost of amenities: desirable or useful stores, make this area unaffordable in the first place to low income, and have to drive to cheaper areas like El Cajon and Chula Vista to afford amenities.

01:25:52 Chiara Clemente: Is there a way to incorporate contingencies into the plan? (e.g. ity approve x % of new development after traffic projects a/b/c are completed or y park/open space has been created?0

01:26:54 Masaki Mendoza: If we want to preserve open space then we should encourage denser housing because we need to build more housing; it can either go up or out. Up preserves more open space, out takes it away

01:26:58 Feroza Ardeshir: Agree with Petr Krysl regarding increasing park acreage for UC residents.

01:27:11 Meagan Beale: I strongly support the need for parks along with residences. We must preserve our open spaces and protect the areas adjacent to open space with density and height limitations

01:27:29 Lisa Heikoff: Completely support Petr Krysl's remarks

01:27:38 Karen Banks: Thank you Petr!

01:27:54 Petrine McShane: I also agree with Petr Krysl.

01:28:07 Francisco Von Borstel: The city should build high density building where stores are less expensive for low income people to purchase their good and services. The cost of UC area is unaffordable and impacts the environment because they have to drive outside the area.

01:29:17 Masaki Mendoza: Hong Kong preserves a large quantity of open space precisely because it builds very high density btw

01:29:35 Petrine McShane: I would like it to be noted that there is an affordable housing shortage. There is not an unaffordable housing shortage!

01:30:33 Carol Uribe: I echo what Petr is saying. we should maintain city guidelines for units per acre ratio to park space. there should be some guidelines for units to road ratios

01:30:36 Francisco Von Borstel: If the city and state lower the Home taxes, all homes will become affordable.

01:30:37 Linda Levy: Thank you Petr!

01:30:45 Petr Krysl: Agree with you Debby 100%!

01:30:52 Nancy Groves: Thank you Petr.—Nancy Groves

01:30:54 Katerina Semendeferi: Thank you, Deborah! I agree!

01:31:01 Francisco Von Borstel: Property taxes make homes unaffordable.

01:31:38 Feroza Ardeshir: We need to protect our Current Open Spaces and MSCP areas, as well as increase park acreage for the new denser housing projects.

01:32:01 Meagan Beale: Strongly support Debby Knight's comments! We must preserve our open spaces

01:32:02 Zdravko Lukic: Where are new schools that will accommodate growth in North UC?

01:32:04 Feroza Ardeshir: In Lieu Fees should not be allowed, or we will never see new parks and open space.

01:32:37 Linda Levy: Thank you Debbie.

01:32:54 paul goldstein: the previous "post-it" calling for high density does NOT accurately reflect Debbie's statement. Perhaps you mean mixed density?

01:33:09 Francisco Von Borstel: if the city and the state are serious about affordable home, they would lower property tax rates.

01:33:21 Petr Krysl: Excellent point about displacement, Debby

01:35:42 Francisco Von Borstel: not enough soccer and baseball fields all ready.

01:35:51 Lisa Heikoff: Agree with Debbie Knight's comments. protecting the canyon and MHPA lands as well as providing adequate parkland are a priority.

01:36:38 Francisco Von Borstel: I do not see development for parks and recreation to keep up with demand.

01:36:48 Richard Quinonez: Thank You Debby. I agree with you 100%.

01:36:53 Jan Hawkins: ditto to debby night's comments.

01:37:23 Diane Ahern: I'd like to thank Andy and all the volunteers who serve on the CPUS. Thanks for your hard work and thoughtful comments.

01:37:27 Petr Krysl: We only have half the acreage of parks for the CURRENT population!

01:37:43 Linda Beresford: I also agree with Debby Knight's comments.

01:37:51 Feroza Ardeshir: Thank you, Debby! Agree with all your points!

01:37:57 Francisco Von Borstel: Petr good point

01:39:52 Francisco Von Borstel: if you change land use, you make land more expensive because developers can make more money per sqft.

01:40:10 paul goldstein: often less than 10% if they can.

01:40:47 Petr Krysl: Excellent points, Roger!

01:40:51 Katerina Semendeferi: Yes, that's exactly the point! More development does NOT mean more affordable housing, especially in University city, north or south!

01:40:59 Feroza Ardeshir: Are schools included in these plans?

01:42:12 Petrine McShane: Palisades apartment tower at UTC mall has over a two year waiting list for the affordable units. The building is not anywhere near at capacity but a studio apartment is currently listed at \$4,899 per month.

01:42:18 Francisco Von Borstel: The only ones who make money in development is developers, the mid class is left out. They will be the only ones that can pay more per square foot. All other are left out.

01:42:36 Madison Coleman: The City's IHO is currently at 6% and will continue to increase at 2% increments until it reaches 10%. I agree the IHO affordable housing requirement must be higher than 10%.

01:42:39 Andy Wiese: To Feroza's question about schools. The city communicates with SDUSD but the district does its own planning.

01:43:09 Feroza Ardeshir: Thank you Andy

01:43:54 Katerina Semendeferi: YES, thank you Roger! You nailed it! We don't want to become the new downtown.

01:44:27 Petr Krysl: All spot on, Roger!

01:44:55 Jesse O'Sullivan: UC can't be gentrified because it is one of the wealthiest neighborhoods in the city. The best thing that UC can do to prevent gentrification is to allow as much housing as possible, so fewer people are pushed out of neighborhoods like Linda Vista and City Heights

01:45:10 paul goldstein: It is in the flight path.

01:45:12 Kathryn Rodolico: Joann - that area is under flight path

01:45:17 Deborah Knight: Thank you Roger - excellent comments.

01:45:20 Linda Levy: Its Miramar

01:45:28 Shelley Plumb: I've got to sign off so I'm putting my comments in the chat. I would like to see the creation of overlook parks on

01:45:44 Francisco Von Borstel: The need for more fire departments, policing, medical and other civic needs, will add cost to the area.

01:46:32 Andy Wiese: KR is correct. That area is under the APZ, much of it under APZ1, in direct flight path. DOD owns easements, and a significant share is set aside as sensitive conservation lands... I.e. a share of remaining vernal pools

01:46:48 Rachel Graham: Excellent point Jesse-we need to focus infill development in wealthy communities to prevent gentrification.

01:46:55 Francisco Von Borstel: this buildings have high HOA or building fees to the residents making it unaffordable.

01:47:19 Siri Binley: I am a business owner in UC Market Place so I want to know the timing when will be let us know? How many year for construction?

01:48:00 Petr Krysl: Nonsense about gentrification: don't we want to make UC affordable too?

01:48:18 Andy Wiese: I agree with you, Joanne about the cul de sac issue at campus point. I think we should revisit the question of emergency egress to

Genesee where the grade is even.

01:48:56 Jesse O'Sullivan: I would love for UC to be affordable. Your best change of achieving that is by allowing as much housing as possible.

01:49:21 Petr Krysl: No, that is a fallacy (as explained before by numerous people).

01:49:23 Jen Dunaway: We have added thousands of units to UC since the last plan update. The cost of housing has gone up not down.

01:49:48 Melanie Cohn: The cost of housing has gone up throughout the city and state

01:49:48 Jesse O'Sullivan: Subsidized affordable housing is subsidized by market rate housing - the more market rate housing you build, the more affordable housing you'll get. If you speak to any affordable housing developer they'll tell you the same.

01:50:01 Keith Jenne: In the interest of time I add my comments to the chat. I absolutely agree with Katie R. regarding limiting the proposed land use to the focus areas we have worked on over several years. These maps grossly over-extend the areas we have previously discussed, and thereby add even more density than what we have ever considered. I would like to request that the city do a study on the impact of these assumed buildable densities on the infrastructure - namely parks, schools, public services, and in particular - transit feasibilities. The areas between Nobel and LJV drive are particularly concerning. these are the only two roads that transverse the community and there are no real life assessments of what would be necessary to move the proposed population density in and out of the area routinely. The transportation studies simply propose reducing the traffic flow of single occupancy vehicles to one lane, and if this were to occur even today, this would result in serious traffic congestion.

01:51:12 Jesse O'Sullivan: Santa Monica took the "let's only build affordable housing" approach for years - until this year, their housing element was deemed out of compliance. Because this allowed for more market rate housing, Santa Monica has had more affordable homes proposed in the last few weeks than were built in the last ~7 years.

01:51:12 Andy Wiese: Thank you, Keith. So noted.

01:51:40 Jen Dunaway: Santa Monica also has rent control units - my sister in law lives in one.

01:52:14 Petr Krysl: Jesse: just look at downtown. Lots of units, none of it affordable.

01:52:35 Jesse O'Sullivan: If they hadn't been built, it would be even less affordable

01:52:40 Cheryl Stigall: Excellent points, Roger!

01:52:59 Jesse O'Sullivan: Every academic study of the issue shows that increasing housing supply decreases housing costs cayimby.org/research/

01:53:05 Petr Krysl: Not true: the units that were displaced were more affordable than now

01:53:19 Cheryl Stigall: There is an outrageous discrepancy between San Diego's need for low and very low-income housing, identified by the mayor, city council, and governor as one of our greatest challenges, and the lack of any measures to ensure a reasonable amount of low and very low housing will be included in the plan update.

The plan update must include a City Ordinance mandating a minimum of 15 to 20% of low and very low-income housing, as well as protections for existing affordable housing that may be lost in the process of development! This was successfully implemented in Barrio Logan's plan update.

01:53:23 Francisco Von Borstel: Property taxes make buildings unaffordable. Property tax relief.

01:53:42 Cheryl Stigall: I want to reach out to UCSD students who are desperate for housing and therefore support maximum density in the plan update. This is an issue where our needs and values should intersect since what the students need is not just more housing but more affordable housing!

01:53:49 Jesse O'Sullivan: They were affordable. They would have been rehabbed and labelled "historic luxury lofts" and be even more expensive than what's in high rises today

01:54:05 Jen Dunaway: It is not nice to be called hostile by others based on a different viewpoint.

01:54:17 Rachel Graham: San Diego's housing supply falls far, far short of what we need. We aren't going to see immediate decreases in the price of housing but that doesn't mean we stop building housing. It means we build a LOT more.

01:54:19 Petr Krysl: Melanie: remember you refused to talk with me about these issues? So start with yourself

01:54:34 Shelley Plumb: ... at the dead ends of Regents Rd. on both sides of Rose Canyon. We need protections against displacement of current residents and small businesses. Basically, I agree with the items that Friends of Rose Canyon has put forward.

01:54:47 Masaki Mendoza: Build more bike lanes and bike lockers, it shouldn't be hard to build protected bike lanes. Bikes and scooters are much more space efficient, while we're considering public transit, this could be a quick solution to more space efficient transit options

01:55:11 Petr Krysl: Nonsense

01:55:16 Jen Dunaway: Everyone deserves respect. this speaker is being negative towards those who have a different viewpoint. Why not make an argument about what you like/dislike about this scenario?

01:55:43 paul goldstein: The word NIMBY is an insult by any accounting. Why use it if you call for civility?

01:55:55 Katerina Semendeferi: Melanie, you have been the only disrespectful speaker so far!!

01:56:01 Jen Dunaway: Can this speaker please identify what she likes about this scenario?

01:56:15 Linda Bernstein: Oh My goodness it is so hard to hold back. Melanie is the most hostile voice here.

01:56:38 Griffith Krista: Well Said. Thank you Melanie for speaking up for many of us.

01:56:49 Linda Levy: That didn't go well!

01:57:18 Masaki Mendoza: Thank you Melanie

01:57:43 Petrine McShane: We need responsibly build housing that is affordable. We need to respect the environment when updating a community plan. There is not proven trickle down effect that just build more expensive house will produce more affordable housing.

01:57:49 Francisco Von Borstel: High income people are moving north to Del

Mar, Cardiff and does areas, where they do not have density.

01:57:49 Jen Dunaway: Melanie needs to stick to topic and not disrespect those who disagree with her view. This exercise is supposed to be about commenting about this scenario. Not disrespecting those with other views.

01:57:54 Jesse O'Sullivan: The most expensive housing in San Diego is single family homes

01:58:11 Masaki Mendoza: ^as Jesse said. The median detached house price in University City is \$906K. Why is such a concern placed on "luxury apartments" but not "luxury single family homes?"

01:58:18 paul goldstein: False. Highrises are concrete and steel construction. They ARE inherently higher cost than low and medium density. Even per unit

01:58:21 Melanie Cohn: I will directly address Petr because this is blatantly untrue. My email is mcohn@biocom.org and I have reached out to you many times.

01:58:24 Angeli Calinog: I would like to speak on this item when it is time for public comment.

01:58:42 Petr Krysl: Sorry, not true.

01:58:46 Francisco Von Borstel: But we need to build affordable home were cost of living good and services are lower. if not it defeats the purpose.

02:00:13 Melanie Cohn: Petr I am saying this again publicly. Anyone can contact me regarding the plan update or life science industry generally.

02:00:31 Petr Krysl: I did, remember?

02:00:59 Petrine McShane: Can someone please address the fact that there is currently housing available in UC if you can afford it.

02:01:03 Madison Coleman: I'd like the opportunity to make a public comment. Thank you.

02:02:36 Rolf Hollstein: There are win-win solutions here. About 45,000 UCSD students with 63% off campus housing. So yes we need affordable housing - one specific type: increase on-campus housing. They gives more affordable housing for our important students. And it decreases the housing demands on UC by thousands - so we do no need the huge build-out. Everyone benefits.

02:02:44 Melanie Cohn: I would be happy to share with anyone in this meeting the email exchange between me and Petr in which I shared fact based information with him regarding housing and he rejected it.

02:03:05 Francisco Von Borstel: Retailers have to pay a lot for commercial space in UC and that drive the cost up on their services, products and food, that low income people can't afford.

02:03:25 Petr Krysl: This is how that "conversation" ended: "Hmm, thank you for the information. It is a pity your approach is to talk at me rather than with me.

I wonder if you had even given some thought to what I wrote."

02:03:37 Petr Krysl: That was my response.

02:07:33 Melanie Cohn: The independent legislative analyst offering this summary: more private housing development in the state's coastal urban communities would help make housing more affordable for low-income Californians

02:07:42 Melanie Cohn: <https://lao.ca.gov/Publications/Report/3345>

02:08:09 Francisco Von Borstel: Parking spaces around trolly stops should be increase, When big events take place and would be good to take the troy, theirs is not parking.

02:08:11 Jen Dunaway: Over the last 20 years, we have added thousands of units in UC. It has not gotten more affordable.

02:08:46 Petrine McShane: Melanie I think that you are havoring because there is currently over a two year wait list for affordable units at the luxury apartment building in UC

02:10:03 Zdravko Lukic: The cost of housing will come down if interest rates go up. Everything else is a dream in the coastal area.

02:11:29 Laurie Phillips: Thanks you Andy for the well articulated summary that reflects I believe, many of the committee's thoughts over the last 4 yrs

02:13:37 Joann Selleck selleck: I support Andy's recommendations.

02:15:18 Petr Krysl: My hand is up

02:17:45 Joann Selleck selleck: Although not ideal b/c it is out of the "neighborhood" can public playing fields be developed east of 805?

02:18:11 Andy Wiese: I would agree with Laurie about the need for UC to share the responsibility for a growing community to the extent that I believe the Vons and Sprouts shopping plazas are appropriate for increased housing in particular. I support well planned redevelopment on those parcels to include more housing. Also, because this land is less expensive than land in NUC, it is an opportunity for us to get closer to our goal of a "diversified housing inventory." We should take it.

02:19:07 Francisco Von Borstel: Yes, this is residential area not downtown.

02:19:45 Jen Dunaway: Sprouts is not in a walkshed, not in a TPA, on one minor bus route, has limited parking and is the only commercial area for west UC. There is no room for dedicated park area on that area of land.

02:20:26 Francisco Von Borstel: Low income families also like to play in parks

02:20:57 George Lattimer: The Jewish Community Center has a long term lease from the City that requires that the JCC facilities be available to the public.

02:21:39 Masaki Mendoza: I meant quicker in relation to public transit lol, at least that was my impression

02:22:25 Jeff Dosick: Yes thank you Debbie

02:22:37 Masaki Mendoza: Yeah that's fair, I didn't mean to imply it would be "easy," just "easier" in comparison to building out a more comprehensive transit system

02:22:59 Andy Wiese: Yes, to George Lattimer's point of information. The JCC is designed as part of the recreational facilities of UC. Nancy: Let's be sure that the JCC facilities are counted in our Parks and Rec analysis.

02:23:02 Francisco Von Borstel: Where is the electricity going to come from? we all ready have blackouts.

02:25:46 Francisco Von Borstel: Schools will be needed.

02:25:54 Andy Wiese: I support Masaki M's comment about the need for protected bike lanes and better ped infrastructure. I think it is fair to say that a safe multi-modal transportation infrastructure has been a fundamental goal of this group from the beginning. Although we are talking about land use tonight, how those uses are connected is essential. Thanks for raising this issue.

02:26:32 Masaki Mendoza: Of course! Glad to see bike lanes, bike infrastructure, and pedestrian infrastructure being prioritized

02:26:35 Francisco Von Borstel: Poor families need schools as well.

02:26:42 Katerina Semendeferi: The Sprouts plaza can become mixed use as long as it does not increase in height. This is a small community plaza and any increase in traffic or height will be detrimental to the surrounding community and all small business owners there. Crossing the street on Governor to get to this plaza is already very dangerous for pedestrians and bikers.

02:27:38 Francisco Von Borstel: Sprouts area: a high building will block the sun for some homes.

02:27:41 Andy Wiese: Two citations on inclusionary housing programs: Ruoniu Wang and Sowmya Balachandran, "Inclusionary housing in the United States: dynamics of local policy and outcomes in diverse markets," Housing Studies (2021), <https://doi.org/10.1080/02673037.2021.1929863>; Nico Calavita and Kenneth Grimes, "Inclusionary Housing in California: The Experience of Two Decades," Journal of the American Planning Association (2007), 150-69. <https://doi.org/10.1080/01944369808975973>

02:28:09 Jen Dunaway: Sprouts has one minor bus route. Parking is bad as it is. Doesn't make sense.

02:28:44 Katerina Semendeferi: Thank you Linda!!

02:29:13 Joshua Jones: Great points Linda. Finally some points that made this meeting worth attending!

02:29:26 Richard Quinonez: Thank You Linda Beresford. Excellent points.

02:30:39 Andy Wiese: Some citations on transit oriented displacement: Dwayne Marshall Baker and Bumsoo Lee, "How Does Light Rail Transit (LRT) Impact Gentrification? Evidence from Fourteen US Urbanized Areas" Journal of Planning Education and Research, vol 39 Issue 1, March 2019).

02:30:52 Francisco Von Borstel: Who is everyone? UC San Diego doesn't pay taxes to the city of San Diego because it became a state property, just like the new San Diego State stadium.

02:30:57 Andy Wiese: Casey Dawkins and Rolf Moeckel, "Transit-Induced Gentrification: Who Will Stay, and Who Will Go?" Housing Policy Debate, Volume 26, (2016), 800-18

02:31:45 LISA BREZINA: Thank-you Linda I think this is the smartest plan I have heard. I just DO NOT KNOW HOW TO GET THE CITY TO GO FOR THIS. We need help in making this possible i.e. Tommy Hough... It seems to me after going to a meeting that the city planning commission is ONLY interested in the densest housing plan.

02:32:13 Masaki Mendoza: Bear with me here, but I wonder what aspects of UCSD's urban design could serve as inspiration for the rest of University City? A decent amount of concerns about taller buildings seem to pertain to lack of sunlight and open space, but I find the area to not lack in either. It's a very green campus and sunny, I think just because a place has high rises doesn't mean it has to lack sunlight and green space

02:32:40 Linda Beresford: Re the JCC, there are fees to use those facilities so I don't think they should be included as public parks.

02:32:45 Aidan Lin: Great comment, Rachel!

02:32:55 Petrine McShane: Rachel there is only a lack of affordable housing. There is plenty of units available at Palisades UTC and homes for sale if you have the money

02:32:56 Francisco Von Borstel: a lot of students are from outside of San Diego and are forced to live in campus the first year.

02:33:26 Andy Wiese: SD Housing Commission on Preserving Affordable

Housing (not displacing it): - San Diego Housing Commission Preserving Affordable Housing in the City of San Diego (May 2020):

<https://www.sdhc.org/news-release/report-recommends-strategies-to-preserve-thousand-s-of-affordable-rental-housing-units/>

02:34:11 Andy Wiese: San Diego City - Complete Communities on preserving or replacing existing affordable housing: Complete Communities Housing Solutions: <https://www.sandiego.gov/complete-communities> and regulations: <https://www.sandiego.gov/sites/default/files/ordinance-21275.pdf> (p. 9 - Required Replacement of Existing Affordable Units)

02:34:18 LISA BREZINA: I ALSO think a NEW SURVEY needs to be done; the last one was a sham (no community input) & students were paid to complete them.

02:35:40 paul goldstein: The survey was a bit of a Hobson's choice, too.

02:36:21 Marcio de Andrade: It is a myth that high density will create more affordability. Some numerous studies and data show this is not the case, including one from the California Department of Housing & Community Development as recent as May 2022.

02:36:22 Francisco Von Borstel: anything that becomes part of the UC San Diego will not pay taxes to San Diego, since it becomes state property. Just like the San Diego State Stadium. The city of San Diego loses tax revenue.

02:36:32 Jason Moorhead: @Masaki - Correct! If given same volume, a taller building may provide more sunlight / horizon visibility and green space (permeable surfaces and area for trees, parks, gardens, etc.)

02:37:07 Andy Wiese: A Northern California POV (Oakland) on strategies for more affordable housing - inclusionary and anti-displacement. Grounded Solutions Network:

<https://groundedsolutions.org/strengthening-neighborhoods/inclusionary-housing>

02:37:18 Anu Delouri: UC San Diego has a goal to provide approximately 65% of on campus housing. By 2028 we will be the largest residential campus in the United States. In addition UC San Diego continues to invest in the construction of student housing g more favorable than the local rental market - to provide housing at 20 percent below market. In addition the university is looking to providers housing for staff and faculty.

02:37:38 Francisco Von Borstel: is healthy for low income families to play in the parks and not be locked up in an apartment.

02:38:07 Jen Dunaway: The town home issue was added by Heidi in February. I don't consider that part of the scenarios.

02:38:12 Katerina Semendeferi: Thank you Nancy

02:38:50 Jen Dunaway: I was muted before I could respond to Nancy. Thank you,

02:39:11 Francisco Von Borstel: Where are the children from low income families going to play and run. It is healthy for them mentally and physically.

02:39:11 Masaki Mendoza: I can confirm that the zoom chat log is there

02:39:34 Anu Delouri: In the last approximately 5 years UC San Diego has brought on line approximately 5525 beds so again the university is doing its best to keep up with the housing demand.

02:40:33 Andy Wiese: State and non-profit perspectives on fair housing and inclusionary housing: - State law requires the city to "affirmatively further fair housing"

State law AFFH links: See p. 15 in particular:

https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

- Leveraging the Housing Element to Advance Inclusionary Zoning & Impact Fees:

<https://www.publicadvocates.org/wp-content/uploads/2022/03/iz-impact-fees.pdf>

02:40:35 Jen Dunaway: Clarifying my comments were added to the sticky board. I can't see the small print. Thank you,

02:41:20 Andy Wiese: The City approved a 15% inclusionary requirement as part of the Barrio Logan Community Plan Update - at the request of the community. Barrio Logan Community Plan: Inclusionary and Displacement:

https://www.sandiego.gov/sites/default/files/barrio_logan_community_plan_december_2021_adopted_sm.pdf (Search inclusionary and displacement in plan PDF.)

02:41:56 Jesse O'Sullivan: I would like to make public comment

02:42:43 Andy Wiese: On inclusionary (affordable) housing requirement in the city's North City Future Urbanizing Area (e.g. Pacific Highlands Ranch).

Inclusionary Housing: 20% at 65% AMI and Citywide Inclusionary:

<https://www.sdhc.org/doing-business-with-us/developers/inclusionary-housing/>

02:42:52 Francisco Von Borstel: Four walls are not enough for low income families. They need to walk, run, play, in parks. you have to think of the whole experience.

02:44:04 Francisco Von Borstel: Low income families need healthy not crowded schools

02:44:14 Susan Baldwin: Citation for my comments: Enrico Moretti book The New Geography of Jobs excerpt of Brookings review:

<https://www.brookings.edu/blog/the-avenue/2012/08/07/regional-inequality-and-the-new-geography-of-jobs/>

Crucial to Moretti's optimism is his argument that the innovation-sector drives economic prosperity for workers living in their metro area. He has calculated that for every new job created in a metropolitan area's innovative exporting industries, five new jobs are created in that metro area, three of which are for workers who have not attended college. Why? High wage workers in the exporting industries earn their salary from outside the metro but spend a large part of it on local services—like movies, restaurants, fitness classes, and nannies. This is a powerful insight: Export-oriented companies drive opportunities for less-educated workers outside of their industry.

02:46:19 paul goldstein: "We are in the beginning of mass extinction, and all you can talk about is money and fairy tales of eternal economic growth." Greta Thunberg

02:46:38 Francisco Von Borstel: Low income families are not animals, that only live inside 4 walls. They need healthy spaces and amenities.

02:47:13 Nancy Powell: UCSD students should be a major priority of UCSD itself. They can't keep increasing enrollment without providing housing.

02:47:43 Susan Baldwin: Citywide Commercial-Industrial Linkage Fee link: (If a higher fee was charged in UC, surcharge funds could be used to purchase and rent restrict older, naturally occurring affordable housing (NOAH) units in UC.)

<https://www.sdhc.org/doing-business-with-us/developers/housing-impact-fee/#:~:text=The%20City%20of%20San%20Diego's,commercial%2C%20industrial%20or%20retail%20development.>

02:48:08 Francisco Von Borstel: UCSD doesn't have to demand for new students to live in campus.

02:49:14 Francisco Von Borstel: La Jolla has the most low density use.

02:50:17 Petr Krysl: Yeah, let build a concrete ghetto.

02:50:29 Petrine McShane: More affordable housing will only occur if it is required or if provided by a non-profit rather than a for profit developer!

02:51:38 Petrine McShane: Palisades at UTC is only at 60% capacity with a 2 year waiting list for affordable units.

02:51:40 Masaki Mendoza: Well said, jesse

02:52:02 paul goldstein: Jesse's faith that for-profit development will automatically yield affordable units is not convincing

02:52:22 Petrine McShane: Jesse your comments are not true of what is currently happening in UC

02:52:30 Rachel Graham: For profit development literally does fund affordable housing.

02:53:02 Paulette Williams: That is just not true.

02:53:06 Aidan Lin: Well said Alex!

02:53:23 Linda Beresford: The Survey results were not representative. 68% of people rejected all ideas. This means the majority of people did not support high density.

02:53:46 LISA BREZINA: How much affordable housing is in the Palisade high rises by UTC mall; that is 3...?

02:53:51 Angelika Bell: That survey was NOT representative!

02:53:53 Anu Delouri: UCSD is providing housing at an accelerated pace in response to student demand. We currently have a 2 year housing guarantee for students.

02:53:56 Petrine McShane: For profit property developers are not providing adequate units in UC currently so why will building more unaffordable units make any difference?

02:55:06 Masaki Mendoza: Age-wise, the survey absolutely was representative

02:55:09 Katerina Semendeferi: Governor Dr needs a safe bike lane and not increased car traffic

02:55:13 Linda Beresford: Blueprint San Diego has not been vetted or adopted. The community has not been told the parameters used in the model. Until the model has been publicly disclosed and fully adopted it should not be used as part of this Plan update.

02:55:29 Masaki Mendoza: Well said, Katerina

02:56:10 Kathryn Rodolico: The survey is completely disconnected from these scenarios. It asked about specific focus area changes. This map (on the website under "materials" and dated 5/12) adds zoning changes through the entire area - not just the focus areas. The survey should be considered irrelevant given the city's proposed scenarios outside the focus areas.

02:56:12 Petrine McShane: Please can Jesse or someone who has faith in for profit developers offer the percentage of affordable units in the Luxury high rises in UC?

02:56:23 Linda Bernstein: Andy i did have my hand up.

02:57:56 Linda Forrester: I disagree with Alex that majority want option 1... I am not opposed to increasing smart growth. The numbers in one is astounding without any real infrastructure to support that growth. Option 2 is also higher density than I feel is in the scope of this planning period yet at

least lower than option 1.

02:59:11 Rachel Graham: This is a really interesting read on how the construction of market rate housing tends to lower prevailing rents. This isn't to say that we don't also need deed-restricted affordable housing.

<https://www.lewis.ucla.edu/research/market-rate-development-impacts/>

03:00:25 Francisco Von Borstel: Why does UCSD demand for students to live in campus for the first year?

03:00:36 Masaki Mendoza: I think the city of San Diego/University City should compete with for-profit developers and build public housing. Cities like Singapore, Tokyo, Seoul, and others have a long history of providing successful public housing programs. I understand though that the United States doesn't really have a good history with it (Pruitt-Igoe comes to mind), we should learn from those cities in building more affordable, public housing

03:01:44 Aidan Lin: Public and social housing sounds like a wonderful idea. Vienna, Austria does a great job at that.

03:02:11 Linda Forrester: Absolutely, the university is increasing its enrollment prior to having adequate housing for their students. This is not students against residents... this should be holding the university accountable for building more student housing and only allowed to increase enrollment when they can provide that. There is money and land to do so on their property

03:02:20 Michael Alston: John Mattison made a very good point.. UCSD should not be allowed to continue to accept more students when housing is not available for them. With most high-tech companies moving to hybrid work mode, The places where works gets done is evolving. The demand for commercial real estate is not as high with hybrid work mode. Why not modify the commercial zoning rules in Torrey Pines and Sorrento Valley to allow residential housing, including parks and high rise buildings and shopping centers?

03:02:21 Andy Wiese: To the question of affordable/market rate development. An inclusionary affordable housing requirement would work with market rate development. So, yes, these go together. As I said, an inclusionary requirement is one part of the strategy for more affordable housing and a diversified community housing stock. The challenge of a strictly market rate and high rise strategy - the supply side solution - is that is unlikely here to produce anything but the most expensive options. What I have suggested is a more diverse and place- targeted approach to reach the goal of a larger, diversified and more affordable housing supply. We need a variety of strategies, and that's why I've proposed what I have.

03:02:31 john mattison: Petrine' comment is critical. What assurances are there in any of these plans that the developers who buy up the land and build the high rise structures will actually build AFFORDABLE housing. Are there implementable provisions toward that end? Many other communities who have "drunk the Koolaid" of high density = more affordable, have realized only after developers have taken their profits and driven back home to their estates that what they built did not achieve the primary goal of affordability. We're falling prey to that false assumption that DENSITY = Affordability. NOT borne out by facts UNLESS it is very specifically managed for implementability and compliance in any city planning and permitting process.

03:02:57 Richard Quinonez: Thank you Linda.

03:03:06 Petr Krysl: Rachel: one effect that had been identified is that building a lot more HUs makes the neighborhood less desirable, hence lowering

rents.

03:03:22 Tom Ruff: I didn't get a chance to speak but I'd like to voice my support the the option proposed by Help Save UC

03:03:42 Madison Coleman: Thank you

03:03:45 Francisco Von Borstel: UCSD is demanding a lot on our community. UCSD should bring financial resources to build Parks, and other community facilities is all take, and take and ask and