



TORREY PINES

COMMUNITY PLANNING BOARD

Thursday, June 19, 2025, 7:00 P.M. – 9:00 P.M. (ZOOM ONLY) AGENDA

Zoom meeting instructions: Please register in advance for this meeting:

https://us02web.zoom.us/join/zoom/register/u_Zo0DIwRTGvbk17lt_QMQ

After registering, you will receive a confirmation email containing information about joining the meeting.

CALL TO ORDER (7:00 P.M.)

- a. Nomination of Planning Board Chair (Pro-tem and for year)
- b. Nomination of PRC Chair

APPROVAL OF THE AGENDA (7:05 P.M.)

APPROVAL OF MINUTES (7:06– 7:10)

2. PUBLIC FORUM– Non-agenda items only but within jurisdiction of the Community Planning Board. Time limit is two (2) minutes per speaker. The Board does not respond to speaker per City Council policy. (7:10 – 7:20)

4.. ACTION ITEM - Agora Project presentation. (7:20 - 8:30)

Presented by Kevin Carpenter (Miller Hull partnership) and Adam Gevanthor, past PRC and CPB Chair.

PRJ-0697314 – ARE AGORA CAMPUS -

SCOPE CHANGECONCURRENT PROCESSING***TORREY PINES***EXPEDITE***(PROCESS 2)

COASTAL DEVELOPMENT PERMIT and NEIGHBORHOOD DEVELOPMENT PERMIT to demolish seven (7) existing buildings totaling 181,221 square feet (86,264 SF of scientific research and development and 94,957 SF of commercial office) located at 3931, 3985, 4025, and 4075 Sorrento Valley Boulevard and to construct a mixed-use development (420,868 sf R&D and 29,207 sf eating and drinking) consisting of the following buildings:

- SCI-Combinator: (1) 6-story 152,594 sf research & development building plus 19,865 SF of amenity space
- Research 1-2: (1) 3-story 120,755 sf research & development building
- Research 3-5: (3) 2-story 49,173 sf research & development buildings
- (1) 1-story 5,603 sf central utility plant
- (1) 1-story 4,755 sf locker pavilion
- (1) 2-story 13,420 sf amenity pavilion (conference and office)
- Café: (1) 1-story 2,920 sf eating and drinking
- Retail 1: (1) 2-story 13,212 sf eating and drinking
- Retail 2: (1) 2-story 3,543 sf eating and drinking
- Retail 3: (1) 1-story 5,534 sf eating and drinking
- Retail 4: (1) 1-story 3,998 sf eating and drinking
- (1) 5-story parking structure for 1,152 automobile parking spaces.

The 23.0-acre site is in the IL-3-1 zone, Parking Standards Transit Priority Area, Transit Priority Area, Coastal Parking Impact Overlay Zone, and Coastal Overlay Zone (Non-Appealable) within the Torrey Pines Community Planning Area. Council District 1.

6. COMMITTEE & MISC. UPDATES (8:45-8:55 P.M.)

- a. Treasury Report / A Deters.
- b. CSA 17 update
- c. No CPC update

7. Announcements 8:55

8. ADJOURNMENT (9:00 P.M.)