



TORREY PINES

COMMUNITY PLANNING BOARD

REGULAR MEETING AGENDA

Thursday, September 18, 2025, 7:00 P.M. – 9:00 P.M. (ZOOM ONLY)

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

[https://us02web.zoom.us/meeting/register/u_Zo0DIwRTGvbkl7lt_QMQ](https://us02web.zoom.us/join/zoom-join?from=addon&addon=us02web.zoom.us/meeting/register/u_Zo0DIwRTGvbkl7lt_QMQ)

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

1. CALL TO ORDER (7:00 P.M.)
2. APPROVAL OF AGENDA (7:05 P.M.)
3. APPROVAL OF MINUTES (7:08 P.M.)
4. 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.
5. COMMUNITY UPDATES (7:15-7:35 P.M.)
 - a. SDPD LIAISON REPORT, Officer John Briggs
 - b. Senator Catherine Blakespear, 38th District, Diane Kutlow (diana.kutlow@sen.ca.gov) – N/A
 - c. Assemblymember Tasha Boerner-Horvath Representative (unknown)
 - d. Supervisor Terra Lawson Remer's Rep, Rebecca Smith (rebecca.smith2@sdcounty.ca.gov)
 - e. Mayor Todd Gloria's Representative, Fatima Maciel (famaciell@sandiego.gov) – N/A
 - f. Councilperson LaCava's Representative, Sandy Mach (smach@sandiego.gov)
6. Discussion of River Valley Conservancy / Polo Field issues (7:35-7:45) – Jim Smith
7. BOARD BUSINESS **Action Item** (7:45-8:05 P.M.)
 - a. Review of Robert's Rules of Order
 - b. Discussion to consider Dave Strangland's application to serve on Board.
 - c. Discussion as to future direction of Board, and nomination of Chair, temporarily or otherwise
 - d. Webmaster replacement
8. PRJ-0697314 – ARE AGORA CAMPUS (8:05 - 8:50 P.M.) **Action Item**
SCOPE CHANGE, CONCURRENT 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.

9. COMMITTEE & MISC. UPDATES (8:50-8:58 P.M.)

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

10. ANNOUNCEMENTS (8:58 P.M.)

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