

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
February 11, 2025
6:00 PM

Meeting held at the Terranova Conference Room, third floor of Alexandria's GradLabs building.

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), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Anna Bryan (AB), Emma Chavez (EC), Mike Borisov (MB), Henry Taylor-Goalby (HTG), Coby Tomlins (CT-City of SD Planning).

- 1. Call the Meeting to Order: Chris Nielsen, Chair. 6:05 pm.**
- 2. Agenda: Call for additions / deletions: Adoption.**

CN: Any additions or corrections to the agenda? Motton to approve DE, seconded by CN.
Passed without objection,
- 3. Approval of Minutes:** There were no minutes to approve this month.
- 4. Announcements: Chair's Report, CPC Report**

CN: I'll give my Chair's report now.
- 5. Public Comment: Comments on items not on the agenda but within the scope of the UCPG. Two-minute limit.**
- 6. Information Item: Pure Water Project. The pure water construction team will present an update on the project. Mike Parks, Yvette Gonzalez-Mendez.**
- 7. Action Item: UCPG Election Nominations. This year, all the "C" seats are to be elected, plus any vacant seats. There are no meeting attendance requirements to run. Nominations may be made by email to the Chair at cn@adsc-xray.com, or at tonight's meeting. Available seats plus candidates *so far* are given below with further nominations are accepted until midnight February 11. Chris Nielsen, presenting.**

The upcoming UCPG (University Community Planning Group) elections for various districts was discussed. Chris reviewed the available seats and candidates for each district. For District 1, there are three seats up for election, with Andy Wiese running for re-election for one residential seat and two business seats vacant. District 2 has one residential seat and one vacant business seat, with Neil deRamos running for re-election in another business seat. District 3 has two vacant seats, with Josh Kenchel and Sasha Treadup running for the residential seats, and Anna Bryan running for re-election in a business seat. District 4 has one seat up for election, with Apollo Madrigal as a declared candidate. Chris asks for any additional candidates or changes to the list, but no new candidates come forward.

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

9. **Action Item: UC San Diego Banner District. This initiative aims to enhance UC San Diego's visibility, create a welcoming environment for visitors, and prospective students, and strengthen its presence in the region, reinforcing the university's identity as a destination for education, culture, and innovation. The streets included in the banner district are the portions of roads adjacent to the UC San Diego campus - Regents Road, Genesee Ave., and North Torrey Pines Road together with La Jolla Shores Drive and Torrey Pines Scenic Drive. UC San Diego seeks a letter of support from the University Community Planning Group to establish a banner district, allowing the university to install banners on city-owned light poles along key campus corridors. Anu Delouri, presenting.**

AD: Discussed the UC San Diego Banner District concept, an estimate for the number of banners and their likely location along the UC San Diego sides of North Torrey Pines Rd., portions of Genesee Ave., Regents Rd., and La Jolla Village Drive. KM recommended that UC San Diego survey other non-profits located on its periphery to see if there was any objection to banners representing UC San Diego.

Motion: The UCPG recommends approval of the UC San Diego Banner District as presented. The UCPG also recommends that UC San Diego contact non-profit organizations adjacent to its proposed district to get their feedback on the banner district proposal.

Motion passed. 12 Yes, 1 No (LB), and 0 Abstain.

10. Presentations:

- CM Kent Lee, presenting in person.

Council Member Kent Lee gave a presentation, discuss his role as the elected City Council member for the 6th district and his continued chairmanship of the Land Use and Housing Committee, as well as his election as Council President Pro Tem. In the meeting, CM Lee discussed the city's budget deficit and the need for community investment in infrastructure and the importance of addressing the city's underinvestment in various areas, including public safety and infrastructure. CM Lee also highlighted the need for proactive communication about brush management and fire safety. AW emphasized the importance of climate resilience and the need for a more comprehensive approach to fire safety, including public information campaigns and fire hardening. Both CM Lee and AW stressed the importance of community involvement and volunteerism in addressing these issues.

- 11. Action Item: Final ranking of the UCPG CIP list. The UCPG will decide the final ranking of its current CIP list for our use and our council office's use. Chris Nielsen and Georgia Kayser, presenting.**

CN: The UC library on Governor Drive has requested that a small version of the UC Library CIP project be added to the UCPG CIP list. This project is ready-to-go in the FY 2026 budget to be approved in June but it's important to have the project on our list. The position on the list is not important. This project involves some interior renovation, interior and exterior painting, and other upgrades. The city will use its money along with a grant sponsored by Sen. Toni Atkins for the work.

Motion: The UCPG recommends the CIP list be approved as presented with the addition of the "small" UC library CIP item included on the list.

Motion passed 13 Yes, 0 No, 0 Abstain.

- 12. Information Item: Alexandria Campus Point / Genesee Mobility Initiative Project. An update will be presented on traffic and mobility initiatives proposed by Alexandria at prior UCPG meetings. Chris Clement, Alexandria Real Estate, presenting.**
- 13. Action Item: PRJ-1114437, Alexandria 10210 Campus Point Project. The Alexandria Campus Point Project proposes: (i) a new subdivision map covering the entire campus to subdivide 11 existing lots into 15 lots, consistent with the Campus Point Master Plan; (ii) a Site Development Permit (SDP) to allow a residential density of 60 DUs/acre within the MCAS Miramar Transition Zone (TZ) consistent with City requirements and the recently approved University**

CPU, and (iii) a deviation to allow building heights up to 180 feet, where 120 feet is allowed under the EMX zone.

The project is a Process 5 approval because the proposed subdivision map includes vacations and additional grant of right-of-way to extend the current terminus of Campus Point Drive to the north. The applicant is also requesting new access between Campus Point Court and Genesee (right-in, right-out) on the proposed subdivision map which is consistent with the University CPU. The entitlements are limited to the mapping actions and SDP to increase allowable future residential development within the TZ (up to approximately 2,200 du's) and no actual development is proposed by or covered by the pending entitlements. Neil Hyytinen, Hecht Solberg LLP, Carson Edgington, Rick Engineering, and Chris Clement, ARE, presenting.

Note: Both items were heard together.

Chris Clement (ARE): Chris provided an update on Alexandria's mobility initiatives for the UTC area. He discussed the implementation of smart signal synchronization, a campus shuttle service, and plans for secondary access points to improve traffic flow for Campus Point. The company is ready to install 11 new smart signals along Genesee Avenue, which are expected to reduce travel time by 40%. A shuttle service is currently running between campus buildings and public transit stations. Alexandria is also pursuing the addition of two new access points from Campus Point to Genesee Avenue to improve efficiency and safety. Chris mentioned that these access points are included in the recently approved UC plan. Lastly, he touched on Alexandria's wildfire resiliency program, which has been in development for over five years.

Chris Clement (ARE): Chris provided an update on the fire resiliency measures being taken at the Campus Point site, including the removal of invasive plants and the proposal to extend this effort to remove eucalyptus trees and replace them with native, fire-resistant plants. Chris also discussed the plans for a fire garage and the fire routes, which were clarified by Jason Morehead (on Zoom). Andy raised concerns about the secondary access points and the parking structure, to which Chris responded, explaining that the parking structure would primarily serve the current building and future buildings, and that it would be designed to facilitate access. Chris also addressed concerns about bicycle and pedestrian access to the Trolley station, stating that they are working on improving the city streets and that there would be dedicated northbound and southbound bicycle paths along Campus Point Drive.

Chris Clement and Neil Hyytinen from Hecht Solberg discussed the development of Campus Point, a site that has undergone significant transformation since its

acquisition. The site now includes a 1,500-stall parking structure, an amenity center with conference and event spaces, a fitness and wellness center, and a small Bodega for sundries. The development also includes soccer fields, pickleball courts, and a micro mobility shuttle program. The team is also working on a parcel map to match the actual development with the planned parcels. The project has received positive feedback from the community and is seen as a model for future developments under the updated (2024) UC plan.

(AW): Expressed concerns about the proposed project's size and complexity, suggesting it should be considered as an information item to be revisited in March. He also raised questions about the project's safety, particularly in relation to the potential for catastrophic events. Chris Clement clarified that the project's height and density were consistent with the plan update and that the city's implementing regulations allowed for higher residential density within the transition zone. Kristin Camper (MCAS Miramar) highlighted the potential for increased noise complaints due to the project's location near a flight path and suggested that future residents should be informed about the noise levels they would experience. Chris confirmed that the project would include affordable housing units and that the residential development would be subject to the city's inclusionary requirement. Andy raised concerns about the parking situation for residents and the potential for increased car usage, to which Chris responded that they were considering providing parking for residential tenants.

There was consensus to postpone this action item until the March UCPG meeting with the intent of providing more information in the meantime.

- 14. Adjournment: *Next Meeting will be on March 11, 2025, located at Alexandria's GradLabs, 9880 Campus Point Drive, 6PM, third floor Terranova conference room. This will be a hybrid meeting using Zoom. The UCPG election will be held for in-person voting at this meeting location.***