

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
May 13, 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), Fay Arvin (FA), Anna Bryan (AB), Apolo Madrigal (AM), Emma Chavez (EC), Mike Borisov (MB), Josh Kenchel (JK), Sasha Treadup (ST), Suchi Lukes (SL-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:00 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? Motion to approve DE, seconded by JA. Approved without objection,

3. Approval of Minutes: February 11, 2025.

CN: Are there any changes for the April 8, 2025, minutes?

CN: Hearing none, I'll entertain a motion to approve. Moved by AW, seconded by MB. **Approved unanimously, 9 Yes, 0 No, 0 Abstain.**

4. Announcements: Chair's Report, CPC Report

CN: Summarizes tonight's agenda.

5. City Demographic Information.

CN: The City requires certain demographic information yearly by planning group voting members to assess the board's demographics in relation to that of the community.

CN passes out survey forms to be used as part of the annual report.

6. Public Comment: Comments on items not on the agenda but within the scope of the UCPG. Two-minute limit.

Becky Rapp urged the planning group to support mental health awareness.

Diane Ahern gave a summary of the UCCA's upcoming activities and stressed the importance of communications between community organizations and community members.

7. Action Item: PRJ-1124545, amendment to Sign NUP No. 1199660, located at 4655 Executive Drive, adding eyebrow signage to signage criteria. Alex Davies from Davies Associates on behalf of Irvine Co, presenting.

The updating of an existing sign program at an office tower property located along Executive Drive was presented by Alex Davies, Davies Associates. Alex presented the proposal to add additional signs, including existing parapet wall signs and new proposed eyebrow signs. The new signs would be installed on opposite faces of the building and would be black with face lighting during the day and illuminated white at night.

Motion to recommend approval of the project as presented by MB, seconded by KM. Vote: 10 Yes, 0 No, 0 Abstain, with 1 Recusal (NdR, represents Irvine Co., the owner of the building).

8. Action Item: PRJ-1124729, Tentative Map to convert 36 existing commercial rental units into Commercial Condominium Units at 5080 & 5090 Shoreham Pl. The 0.13-acre site is in the IP-2-1 Base Zone. Process three. Robert Bateman, San Diego Land Surveying & Engineering, Inc., presenting.

This proposal allows the conversion of existing commercial units into condominium units. The attendees raised questions about the market for commercial condos in the area, the impact on current rental occupants, and the potential for residential development in the future.

Motion to recommend approval of the project as presented by KM, seconded by AB. Vote: 13 Yes, 0 No, 0 Abstain.

9. Action Item: PRJ-1132219, Tentative Parcel Map, no construction, subdivision only, located at 4577 La Jolla Village Dr., the eastern third of University Towne Centre owned by Seritage. Process four. Peter Spencer, presenting.

Pete Spencer presented a proposal to subdivide a 12.9-acre property into smaller lots, with the aim of allowing for more flexible and unique types of development. The property is currently owned by Westfield and Seritage Co., and the subdivision would not involve any immediate development. The proposal was met with concerns from residents about potential future development, particularly on Lot 9, which overlooks private homes in the Vista La Jolla development immediately adjacent to the property to the south. There was significant concern by the UCPG regarding several parcels that were less than 25,000 square feet. This, in theory, allows development on those smaller parcels to avoid the 5% public spaces requirement in the current community plan. Pete clarified that the subdivision was not intended to bypass community plan requirements for public spaces, and that the lot sizes were chosen to allow for smaller and larger projects. The proposal was withdrawn for further consideration by Seritage and City Planning, and it was rescheduled for the next UCPG meeting.

10. Information Item: Pure Water Project. The pure water construction team will present an update on the project. Mike Parks, Carlos Molina, Yvette Gonzalez-Mendez.

Carlos from Pure Water presented updates on their marine and northern pipeline and tunnels project. Carlos provided a detailed overview of their work areas, including the installation of 1,900 linear feet of tunnels and 37,000 linear feet of pipe. He also mentioned the successful completion of the crossing at Marion Bear Park and the upcoming work at the intersection of Nobel Drive and Genesee Avenue. Carlos emphasized the importance of proper planning to avoid striking any utilities and causing delays.

11. Presentations.

- Zach Burton, CM Lee.

Zach Burton from Council President Pro Tem Lee's office shared updates on the Budget Town Hall and encouraged attendance at future events.

- Anu Delouri, UC San Diego:

Anu reported on the UC San Diego Banner District project and its progress.

- Assemblymember Tasha Boerner

Sarah Shulkin, the new field representative for Assembly Member Tasha Boerner, introduced herself and provided a legislative update.

- Georgia Kayser, CIP subcommittee chair.

Georgia discussed the Capital Improvement Plan (CIP) and the need for members to rank and order their preferences.

12. Action Item: PRJ-1121151 - 8610 Genesee Ave. Amendment to rescind for previous Costa Verde Specific Plan; Entitlement Amendment to Rescind from previous Entitlements (full rescission); New Tentative Map. Luke Daniels, Michael Yanicelli, Cass Street Co., presenting.

Luke and Michael presented a plan to redevelop the former Costa Verde mall site, aiming to create a vibrant neighborhood with diverse housing options, retail spaces, and community-serving amenities. They emphasized the importance of pedestrian and bike-friendly infrastructure, including protected bike lanes and pedestrian crossings. The plan also includes smart signal systems along Genesee to improve traffic flow and reduce congestion when accessing the site. The team has been engaging with stakeholders to gather feedback and ensure the plan aligns with community needs. They highlighted the site's potential as a transit-oriented development, leveraging its proximity to the trolley line and existing infrastructure. The plan includes sustainable features such as green infrastructure, urban forestry, and water-efficient landscaping.

Luke presented a plan to update the parcel boundaries within the site to create a new neighborhood. The plan includes eliminating certain landscaping, such as palms, and planting street trees directly in the ground for better growth and survival. The timeline for the project includes a planning commission hearing in the summer, a city council hearing in the fall, and construction starting in the back half of 2026 into 2027. The project aims to create a pedestrian-friendly environment with dedicated bike paths and a main street for autos, bikes, and pedestrian use. Luke also addressed concerns about the site's connectivity and the potential for traffic issues, stating that they are studying the car counts and considering traffic calming measures.

Michael discussed the planning for stormwater management, emphasizing the importance of reducing impervious areas and introducing water quality components.

He also mentioned the need for low-impact development and hydro modification management. Stephanie, a representative from the Vi, an adjacent senior living community, expressed concerns about building heights, view sheds, and traffic congestion. She requested that UCPG consider opposing the tentative map approval to ensure compatibility with existing agreements. Michael acknowledged these concerns and assured that they would be considered in the planning process.

In the meeting, Michael and the team discussed the development of a new traffic regulation and pedestrian usability. They considered the potential for congestion at the Costa Verde Boulevard intersection and the need for efficient traffic management. Michael mentioned that they would study the issue and potentially implement measures to regulate traffic. The team also discussed the importance of incorporating native trees and plants in the project to enhance sustainability. They agreed to consider several criteria for the project, including enhancing pedestrian usability and incorporating native plants.

The remainder of the discussion centered around the wording of a motion by the UCPG for the project.

Resolution. The UCPG recommends approval for the following as presented:

A new Tentative Map, an amendment to rescind the previous Costa Verde Specific Plan, and an entitlement amendment to rescind the previous entitlements (full rescission).

The UCPG further recommends the *consideration* of the following as the project is developed. These are not conditions for approval.

- Maximize the pedestrian experience for Main Street, including consideration of a closure of Main Street or designing to accommodate the temporary closure of Main Street for special events.
- Work with representatives of the Vi Living complex to ensure the successful interface between a building on Lot #10 of the proposed development and the adjacent buildings of the Vi Living complex so there are varied heights, orientations, and views.
- Maximize the use of native trees and native plants on the site and green street features, such as rain gardens and street tree wells, to enhance sustainability and traffic calming.
- Use the stormwater retention system and other Main Street features to enhance the sustainability of the site.

- Follow NACTO Urban Bikeway Guidelines for intersections, design connected bicycle paths throughout and around the development. Use separate bicycle lanes where possible.

Approved unanimously, 11 Yes, 0 No, 0 Abstain, with 1 Recusal (member employed by Alexandria, a development equity partner).

- 13. Adjournment: *Next Meeting will be on June 10, 2025, located at Alexandria's GradLabs, 9880 Campus Point Drive, 6PM, third floor Terranova conference room. This will be a hybrid meeting using Zoom.***