

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
November 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),** Fay Arvin (FA), **Anna Bryan (AB), Apolo Madrigal (AM), Emma Chavez (EC),** Josh Kenchel (JK), Sasha Treadup (ST), **Sasan Asadyari (SA), Dan Wagner (DW),** 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: There was an amended agenda posted to the North UC Library on Friday and sent to the board, adding one Action Item #11, Solar Panels for the parking lot of 10240 Science Center Rd. Any additions or corrections to the amended agenda? Moved for approval by DE, seconded by AW. Approved unanimously, 11-0-0.

3. Approval of Minutes.

CN: There were two sets of minutes to approve for September 9 and October 14. September 9: No changes requested, moved for approval by DE, seconded by AW, passed unanimously, 11-0-0. October 14: No changes requested, moved for approval by DE and seconded by AW, passed unanimously, 11-0-0.

4. Announcements: Chair's Report, CPC Report

CN: The former Costa Verde Mall project was approved by the City Council. Like the planning commission, who passed the project with no discussion on the consent agenda, the City Council voted not hear the project presentation, then had three public commentors (CN included) give very brief comments of support and passed the project unanimously. Thanks to everyone on the UCPG who participated in the information items, site visit, and recommendation for approval. Cass Steet Partners can now go about getting the various permits required to begin the project. They hope to have the site demolished early next year, followed by grading the site and

installation of utilities under their Main Street. First building construction would start in 2027.

The Community Planners Committee (CPC) considered the Historic Preservation “Package A” and recommended that the city reject provisions that would undermine the ability of the Historic Preservation Commission to designate properties for preservation. A CPC subcommittee is looking at revised Land Development Code language for its early December meeting.

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

Earnie Casco: A pilot at Torrey Pines Glider Port, presented a request for the city to reinstate the Torrey Pines City Park Advisory Board, addressing issues with the current leaseholder and the need for an advisory board to manage the park effectively. CN said this would be scheduled for the January UCPG agenda.

William Beck: There was progress on a 12-year effort to secure funding for streetlights for Vista La Jolla, with two out of three lights approved.

Becky Rapp: raised concerns about the city's smoke-free multi-unit housing policy, highlighting an equity issue with HUD smoke-free protections not applying to all subsidized housing projects.

Kathleen: discussed the need for stronger regulations on San Diego's smoke shops, citing issues like all-night operations and sales to minors.

Diane Ahern: announced updates on Montgomery Field's master plan, UCCA's newsletter, and an upcoming fire safety event.

Barry Bernstein: invited the community to a holiday celebration on December 12th at Stanley Park.

6. UCPG Election Information: The UCPG will hold a special election on Tuesday, November 11, from 5PM to 8PM at its regular meeting location. Chris Nielsen, presenting.

CN: The UCPG special election for three seats, R4-C, B2-B, and B3-B, were held November 11 from 5-8PM. Since each seat had only one candidate, candidates were declared winners when the one-vote threshold was reached for each seat. Sasan Asadyari was elected to seat B2-B, Dan Wagner was elected to seat B3-B, and Emma

Chavez was elected to seat R4-C. Each was seated on the UCPG board as voting members.

- 7. Announcement of an Information Item for the January UCPG meeting. Neil deRamos will share insights on the plan for Irvine Co.'s redevelopment of the Plaza between La Jolla Village Drive and Executive Drive along the east side of Genesee Ave. Further information is available here: www.lajollautconnection.com**

Neil DeRamos said that his team plans to return in January for an information item.

- 8. Information Item: Coastal Rail Trail Project. Zach Burton will give an update on the status of the Coastal Rail Trail bike segment between I-5 and UC San Diego along Gilman Drive.**

Zach presented an update on the Coastal Rail Trail project, whose last segment is along Gilman Drive from I-5 to UC San Diego. The design phase is complete, but property acquisition remains a challenge. The project is expected to be completed by 2031, with construction likely starting in 2027. Chris inquired about the \$15 million DIF funds for the project, which Zach agreed to confirm. Andy raised questions about this project's name and its consistency along the entire Trail.

- 9. Action Item: PRJ-1136683, installation of a power supply for a wireless control facility at 4830 1/3 Eastgate Mall. Crystal Cruz, Video Voice Data Communications, presenting.**

The meeting discussed the installation of a power supply cabinet for a wireless control facility at Eastgate Mall. Francisco presented the proposal, explaining the need for a battery backup unit and the installation process. The group raised questions about the location of the cabinet and the necessity of trenching across the street.

Motion to approve the project as presented made by SA, seconded by AM. Motion carried unanimously, 9-0-1 with Neil DeRamos abstaining (proximity of Irvine Co. buildings to the project site).

- 10. Action Item: Action Item: PRJ-1125170, updating of an existing wireless facility located at 9341 Regents Rd. Renewal of the existing underlying permit and the relocation of the existing antennas from the parapet to the rooftop within two fiber-reinforced polymer (FRP) screen enclosures. Robert Ramirez, Network Connex, presenting.**

Rob presented plans for renewing the neighborhood use permit for an existing facility with six antennas. Chris inquired about the current use of the AT&T facility (unclear) and the orientation of the antennas, which Rob addressed.

Motion to approve the project as presented by AM, seconded by EC. Motion carried unanimously, 10-0-0.

11. Action Item: PRJ-1136990, installation of solar car ports (shade structures with solar panels on top) on an existing paved parking lot at 10240 Science Center Drive. Coastal Development Permit required. Clif Williams, Latham & Watkins, presenting.

Clif Williams presented a proposal for installing solar carports at a site requiring a Coastal Development Permit. The only construction involved is the carport, with no additional modification to the parking lot.

Motion to approve the project as presented by DE, seconded by DW. Motion carried unanimously, 10-0-0.

12. Information Item: Pure Water Project. The pure water construction team will present an update on the project. Information on the current work at Genesee and Nobel will be presented. Marisa Cesare, Yvette Gonzalez-Mendez.

An update on the Morena Northern Pipelines and Tunnels project, with Yvette presenting the project status and plans. The project has completed three tunnels and installed 40,894 linear feet of pipeline, with ongoing work at the SR52 and Genesee Avenue intersection. The team discussed traffic control challenges at the Nobel and Genesee intersection, with concerns raised about dangerous and confusing traffic conditions. Yvette agreed to work with the contractor to improve traffic control measures, including adding flaggers and updating signage.

13. Presentations.

- Zach Burton gave his presentation during the Coastal Rail Trail update.

There were no other presentations to be made.

14. Adjournment: *Next Meeting will be on January 13, 2026, located at Alexandria's GradLabs, 9880 Campus Point Drive, 6PM, third floor Terranova conference room. This will be a hybrid meeting using Zoom.*