


Page 3	City of San Diego · Information Bulletin 620		May 2020
	<p style="text-align: center;">City of San Diego Development Services</p>	<p style="text-align: right;">Community Planning Committee Distribution Form</p>	
Project Name: One Alexandria Square - Project Modification		Project Number: 0660043	
Community: University			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			
# of Members Yes <p style="text-align: center;">14</p>	# of Members No <p style="text-align: center;">0</p>	# of Members Abstain <p style="text-align: center;">1</p>	
Conditions or Recommendations: None			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Chris Nielsen			
TITLE: UCPG Chair		DATE: November 11, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

Virtual Meeting Via Zoom

November 9, 2021, at 6:08 pm.

Directors present, directors absent:

Chris Nielsen (CN) (Chair), Roger Cavanaugh (RC) (Vice Chair), Neil deRamos (NR), Nancy Groves (NG), Caryl Lees Witte (CW), Joann Selleck (JS), Isabelle Kay (IK), Ash Nasser (AN), Rebecca Robinson Wood (RRW), Jon Arenz (JA), Amber Ter-Vrugt (ATV), Jason Moorhead (JM), Anu Delouri (AD), Kristie Miller (KM), Michael Leavenworth (ML), Kristin Camper (KC), Petr Krysl (PK), Carol Uribe (CU), Phillip Belzeski (PB), Georgia Kayser (GK), Karen Martien (KMar), Katie Witherspoon (KW-City of SD Planning)

1. Call the Meeting to Order: Chris Nielsen 6:08pm.

2. Agenda: approved by acclamation.

3. Approval of Minutes from September 14 and October 12, 2021.

CN called for corrections for both meeting minutes. No corrections for September 14, no objections - Approved. No corrections for October 12, no objections – Approved.

4. Announcements: Chair's Report: Chris Nielsen starts with replacement seat

CN – Chairs report will be after vote to replace Meagan Beale for R-1A seat

- Reiterated the UCPG Board election process as stated in our bylaws
- All statements for those running were sent with the agenda. Thomas Feerick, Tom Hekman, Karen Martien and Lou Rodolico are running.

CN call for the vote –

Vote: 18 for Karen Martien. No votes for the other candidates.

CN welcomed Karen Martien to the UCPG Board.

KMar – should I vote for items on the agenda?

CN – yes, you are on the board tonight.

Linda Bernstein wished to be noticed as attending this meeting.

Fay Arvin wished to be noticed as attending this meeting.

5. Chair's Report continued

- Status of BioMed – at the end of Town Center Dr. - delays with city on traffic study.
-VMT analysis and issues with traffic
- RRW presentation on “Gilman Village 2” project will be 1/11/2022
- No meeting in December
- Zoom meeting in Jan and possible in person meeting in February
-tentatively meeting on land use plan update in Feb. It will be a large meeting depending on safety.
- Treewatch Sad Diego – city urban forest policy will be on next agenda.

6. Presentations:

- a. SANDAG/Mid Coast Trolley** – John Dorow - Trolley Opening
 – Ceremony on 11/21/21 will be on UCSD’s Warren Field. Trolley will be free all day. Celebration - there will be food and speakers.
 -concerns about light pollution at UTC SANDAG garage – construction is on time to finish. Soon light will be 50% of current level at the end of next week.
 -restriping Genesee bike lane – restoring it to the original and working with City to make bike safety improvements. I.e.- green paint.
 -they have applied for the city permits – estimating early 2022
 IK – aiming of lights is an issue – lights turn off when?
 John – midnight
 NG – how long can you park? UTC and LJ Village?
 John – MTS parking @ top of structure and those spots are free. There will be ambassadors to let you out for free & at LJ Village it is free. 260 spaces for MTS
 AN – where?
 John – repeated answer just given
 NR – Someone we can contact if someone gets hurt on bridges or stairs – MTS?
 John – MTS
 CN – see you on 11/21
- b. Councilmember Joe LaCava** –Kaitlyn Willoughby reported:
 - Monday next week – divestment from fossil fuels: don’t intentionally fund companies.
 -Golf Course @ Avia in S. UC: maintenance and upkeep are Golf Course responsibility.
 PB-divesting from fossil fuels?
 JS – (on the phone) Companies who invest in fossil fuels also invest in other avenues to energy.
 Kaitlyn – wording is important: ineligible investments with direct investments
 JS – will inquire offline
 Janis Deady – community member -NO Audio on her zoom
 Kaitlyn – inquire offline
- c. Membership Report** – AD reports later
- d. Plan Update Subcommittee** – Katie Witherspoon reported for Andy Wiese
 -wrapped up online engagement and it worked very well
 -sharing results 1/2022
 -online virtual subcommittee meeting in Jan. to see results first, then share
 -planning dept – CN’s questions
 CN-We are tentatively holding the entire February UCPG meeting for land use scenarios.
 KW- time we can discuss offline. Subcommittee will be 1/18/22, then Planning Commission workshop, then UCPG Feb meeting, then subcommittee again for final scenarios.
 JM – meetings outside?
 NG – continue with in person question – can they be hybrid meetings?
 CN – city attorney needs to let us know - public safety is an issue.
 GK – concur on hybrid meetings to increase access.
 CN – attendance is up
 CU – investment in more technology would be required – LJ Realtors tried hybrid and it was not good for in person attendees.
 PB – concur

NR – bandwidth at the meeting place will determine whether we can use hybrid.

f. Mayor Todd Gloria

g. Assembly Member Chris Ward – Rachel Granadino

h. Senator Toni Atkins – Cole Reed

i. Supervisor Terra Lawson-Remer – Amanda Barry – Health Policy Advisor:

-Help young people get green careers – Youth Environment Corp – focus on Sustainability. 16 – 24 years old, not in school and without jobs

IK – exciting – urban corps differences, is there training?

Amanda – within county operations, work force partnerships will train.

j. UC San Diego – AD giving the update again.

Fall community update e-letter

-return to learn – majority of students are on campus

-sustainability

-marine conservation on Scripps Campus – received a \$6 million gift

-Trolley opening – YAY!!

7. Public Comment: Non-Agenda Items (3-minute limit)

a. Tommy Hough – District 6 candidate – rewild Mission Bay along with IK @ UCSD 91X morning host until 2017. He is in favor of redistricting, save Rose Canyon, and No Regents Road bridge.

b. Barry Bernstein –

CN-congratulations to Barry for his many years of service!!

-Barry: thank you, UCCA elections tomorrow as Barry is termed out. Voting will be online.

-first in person meeting @ the library tomorrow

-Congratulations to KMar

-guest will be Sabrina Bazzo discussing school Superintendent search, vaccines, and optional Fri school

-redistricting – there are 3 maps currently under consideration

-UC News.org – go to website and read about it

-Holiday Evening with musical entertainment. 12/10... evening starts with “Dinner with Santa” event, continuing with additional exciting events.

8. Action Item: AB 361 Provisions for ongoing UCPG virtual meetings. A vote will be required each month to authorize the next meeting to be held virtually. Public health reasons must be cited. CN presenting:

CN – motion to meet in January - virtually

NG - seconded

Vote: Yes – 16 No – 1 (KM), Abs-0

9. Action Item: PTS 692008, Ext. of time for PTS 527398 Tentative Map of The Aventine.

Matt DeVincenzo, Leppert Engineering, Inc. presenting:

Hyatt Aventine-parcel is the former Sporting Club, Matt DeVincenzo requesting extension of Our approval. UCPG recommended approval in May 2018, and it expired May 2021.

-to review the project is a parcel split into 2 (lot split)

CN-no increase in entitlements, no increase in development intensity.

JA-purpose of lot split?

Matt – owners (2nd owner) want the flexibility to sell to 2 buyers instead of just 1.

IK-existing buildings?

Matt- Round building is first, and Gym building is second – under office parking structure

- no construction will be done

-3D map for parcel

NG-we see map on the phone

JM-common area parking split?? What is the parking ratio for the split?

Matt-Plan commercial permit that ID's the site for hotel and gym

-They would share parking and the signage will separate

-cannot answer ratio question? From memory – 5 per thousand square feet

JS-extension to allow what? Based on what was previously approved?

Matt-allow us to split the parcel to record on the map

RRW – moved to approve the extension of time

NG – seconded

Vote: Yes – 16, No – 0, Abstain – 1 (JM) Approved.

10. Action Item: PTS 0683863 AT&T Wireless Control Facility, located at the Hilton Hotel, Torrey Pines, 10950 N. Torrey Pines Rd. Process 3, Tara Carmichael presenting. Asking for project recommendation.

*** see presentation – straightforward.

NR – antenna on the Hilton Hotel or at the golf course?

Tara – Hilton property

RC – 4G or 5G antennas? Frequency range?

Tara – Justin Causey answered – Low band 5G not super high-performance upgrade but low 800 MHz band width

RC – mitigate this project because we don't have data. What is current tower use and what is the new output?? (RC described a prior story about data collection issues at Doyle)

-He will not approve w/out data. We should not in good conscience vote on this project.

What is a sound decision? It's not just yes or no.

Justin – AT&T passed the required FCC level tests

-AT&T has safety in mind.

-Requirements are very strict and all analysis has been done.

Justin – Emergency uses by police and fire, this is 850 megahertz

RC – vast differences between AT&T's numbers and our numbers. How can we get more info?

And more notice. We need to see compliance to requirements.

-Safety standards need to be taken into consideration. Need to be more collaborative w/ UCPG

GK-Build on RC comments environmental health. Read about radio frequencies may cause brain tumors. Research indicates hazardous to health of young children and pregnant women.

JM – impacts coverage to east side of Torrey Pines

Tara – showed the map and where coverage will be upgraded

***see presentation

PB-asking UCPG what cell coverages that they have concerns with. Should talk to federal Authorities and not to this project.

-it's impossible to cause harm with this equipment

RC – level of intensity and duration matter; there is many years of research and publications

IK – whether this coverage can be achieved with permitted levels or when power is increased.

CN – Call for a motion

CN – moved to approve

JM - seconded

Vote: Yes – 11, No – 2 (RC, GK), Abstain – 3 (CW, JS, KMar) Project is approved.

11. Action Item: PTS 647676 Science Village, located at 9363 9373 and 9393 Towne Center Dr. Community Plan Amendment, Planned Dev Permit and rezone RS-1-14 to mixed use EMX-2. Demo existing 3 story building to build 2, 4 story buildings with 3 levels below grade parking. Mixed use research and development labs with offices and retail. 369,878 sq feet. Process 5 Steve Pomeranke, Alexandria presenting: Final project approval.

***see presentation

KM-changes to your last presentation improvements show UCPG's comments/concerns. I see that you have used new changes from Alexandria and incorporated them.

Steve – I did not list all our concerns, but they have made many improvements

IK-complex ecosystem for California Oaks as street trees?

Debbie Knight – community member – thank you for the presentation. Endorse Toyon trees

IK – Will city let you remove street parking? Change street parking to bike lanes?

Steve/Michael D'Ambrosia: city says Yes

CN call for a motion

CN - moved to approve

GK – discussion on Solar for the project? Is this a city requirement?

Steve, et al – Solar Power – photovoltaic over the Atrium in the center section

-No city doesn't require

-Alexandria has extensive sustainability goals

Motion to approve the project by CN, second by CLW.

Vote: Yes – 14, No – 0, Abstain – 1 (NR), Recuse – 1(JM)

Approved project recommendations

12. Action Item: PTS 660043, One Alexandria Square, 3010 Science Park Rd and 3033 Callan. Want a project change to remove 10975 N. Torrey Pines building and replace it with a new one. GFA remains the same, and UCPG approved on 6/8/21. Steve Pomeranke presenting:

Old building is poorly performing. They want to demolish and rebuild in its place. 10975

Torrey Pines Rd.

***see presentation

IK – grass in the rendering? Eucalyptus in the lawn / should be ok

Steve – No grass, will adjust the rendering

IK – where will demolished materials go?

Michael – Company must control waste recycling

NG – thank you for sending this ahead, very helpful

CN – Will anyone make a motion?

IK – Move to approve the project as presented.

NG – seconded

Vote: Yes – 14, No – 0, Abstain – 1 (NR), Recuse – 1(JM)

Approved project change

13. Adjournment: UCPG meeting adjourned at 9 pm. Thank you, CN

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other Easement Vacation

Project Title: One Alexandria Square **Project No. For City Use Only:** _____
Project Address: 10933 North Torrey Pines Road, La Jolla, CA 92037

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? Delaware **Corporate Identification No.** 76-0760771
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner
Name of Individual: ARE-SD Region No.17, LLC Owner Tenant/Lessee Successor Agency
Street Address: 10996 Torreyana Road, Suite 250
City: San Diego State: CA Zip: 92121
Phone No.: (858) 638-2812 Fax No.: (858) 530-8191 Email: rlevinson@are.com
Signature: [Signature], SRP ARE-SD REGION NO. 17, LLC By: ALEXANDRIA REAL ESTATE EQUITIES, L.P., By: ARE-ORS CORP., Date: 5/11/20
Additional pages Attached: Yes No

Applicant
Name of Individual: ARE-SD Region No.17, LLC Owner Tenant/Lessee Successor Agency
Street Address: 10996 Torreyana Road, Suite 250
City: San Diego State: CA Zip: 92121
Phone No.: (858) 638-2812 Fax No.: (858) 530-8191 Email: rlevinson@are.com
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Additional pages Attached: Yes No

Other Financially Interested Persons
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

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	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested:

Neighborhood Use Permit
 Coastal Development Permit
 Neighborhood Development Permit
 Site Development Permit
 Planned Development Permit
 Conditional Use Permit
 Variance
 Tentative Map
 Vesting Tentative Map
 Map Waiver
 Land Use Plan Amendment
 • Other Easement Vacation

Project Title: One Alexandria Square **Project No. For City Use Only:** _____

Project Address: 10933 North Torrey Pines Road, La Jolla, CA 92037

Specify Form of Ownership/Legal Status (please check):

Corporation
 Limited Liability -or-
 General - What State? Delaware
 Corporate Identification No. 27-0921659
 Partnership
 Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: ARE-SD Region No.27, LLC Owner
 Tenant/Lessee
 Successor Agency

Street Address: 10996 Torreyana Road, Suite 250

City: San Diego State: CA Zip: 92121

Phone No.: (858) 638 2812 Fax No.: (858) 530-8191 Email: rlevinson@are.com

Signature: *[Signature]* Date: 5/11/20

ARE-SD Region No. 27, LLC
By: ALEXANDRIA REAL ESTATE
EQUITIES, L.P., By: ARE-QRS CORP.

Additional pages Attached: Yes No

Applicant

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 Tenant/Lessee
 Successor Agency

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Phone No.: (858) 638 2812 Fax No.: (858) 530-8191 Email: rlevinson@are.com

Signature: *[Signature]* Date: 5/11/20

ARE-SD Region No. 27, LLC
By: ALEXANDRIA REAL ESTATE
EQUITIES, L.P., By: ARE-QRS CORP.

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner
 Tenant/Lessee
 Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

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 Upon request, this information is available in alternative formats for persons with disabilities.

Supplement to Ownership Disclosure Form for One Alexandria Square

Project Site: 10933 Torrey Pines Road, San Diego, CA 92037

ARE-10933 North Torrey Pines, LLC, a Delaware limited liability company

- APNs: 340-012-01-00, 340-012-03-00, 340-012-04-00, 340-012-05-00
- Vesting Deed Instrument Number: 1998-0091377

ARE-SD Region No.17, LLC, a Delaware limited liability company

- APNs: 340-010-34-00
- Vesting Deed Instrument Number: 2004-0685329

ARE-SD Region No.27, LLC, a Delaware limited liability company

- APNs: 340-012-02-00
- Vesting Deed Instrument Number: 2009-0528807

INCUMBENCY CERTIFICATE

The undersigned, in his capacity as the duly elected, qualified and acting Executive Vice President – Real Estate Legal Affairs and Assistant Corporate Secretary of ARE-QRS Corp., a Maryland Corporation (the “Corporation”) does hereby certify that:

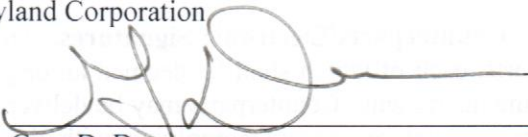
1. The Corporation is the sole general partner of Alexandria Real Estate Equities, L.P., a Delaware Limited Partnership (the “Partnership”).
2. The Partnership is the sole member of ARE-SD Region No. 17, LLC, a Delaware Limited Liability Company (the “Company”).
3. The Company owns that certain real estate located at 10996 Torreyana Road, San Diego, CA 92121, also referred to as One Alexandria Square (“OAS”) campus.
4. The Company has the full, sole, and exclusive right, power, and authority to execute any and all documents that may be deemed necessary in connection with the development of OAS (the “Approved Documents”).
5. Set forth below are the names of the duly elected, qualified and acting officers of the Company, with the offices set forth opposite their names, who are authorized to sign the Approved Documents on behalf of the Company:

Name	Position
Jackie B. Clem	General Counsel
Gary D. Dean	Executive Vice President
Allison K. Grochola	Vice President
Gregory S. Kay	Vice President
Kristen Childs	Vice President
Vincent R. Ciruzzi, Jr.	Chief Development Officer
Mark E. Butcher	Senior Vice President
Randy A. Levinson	Senior Vice President

IN WITNESS WHEREOF, I have set my hand as of the 7th day of October 2020.

ARE-QRS Corp.,
A Maryland Corporation

By:



Gary D. Dean
Executive Vice President and Assistant Secretary

INCUMBENCY CERTIFICATE

The undersigned, in his capacity as the duly elected, qualified and acting Executive Vice President – Real Estate Legal Affairs and Assistant Corporate Secretary of Alexandria Real Estate Equities, Inc., a Maryland Corporation (the “Corporation”) does hereby certify that:

1. The Corporation is the sole member of ARE-10933 North Torrey Pines, LLC (the “Company”).
2. The Company owns that certain real estate located at 10931/10933/10975 N Torrey Pines Road, San Diego, CA 92037, also referred to as One Alexandria Square (“OAS”) campus.
3. The Company has the full, sole, and exclusive right, power, and authority to execute any and all documents that may be deemed necessary in connection with the development of OAS (the “Approved Documents”).
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Mark E. Butcher	Senior Vice President
Randy A. Levinson	Senior Vice President

IN WITNESS WHEREOF, I have set my hand as of the 7th day of October 2020.

Alexandria Real Estate Equities, Inc.,
A Maryland Corporation

By: _____

Gary D. Dean

Executive Vice President and Assistant Secretary

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2. The Partnership is the sole member of ARE-SD Region No. 27, LLC, a Delaware Limited Liability Company (the “Company”).
3. The Company owns that certain real estate located at 3010 Science Park Road, San Diego, CA 92121, also referred to as One Alexandria Square (“OAS”) campus.
4. The Company has the full, sole, and exclusive right, power, and authority to execute any and all documents that may be deemed necessary in connection with the development of OAS (the “Approved Documents”).
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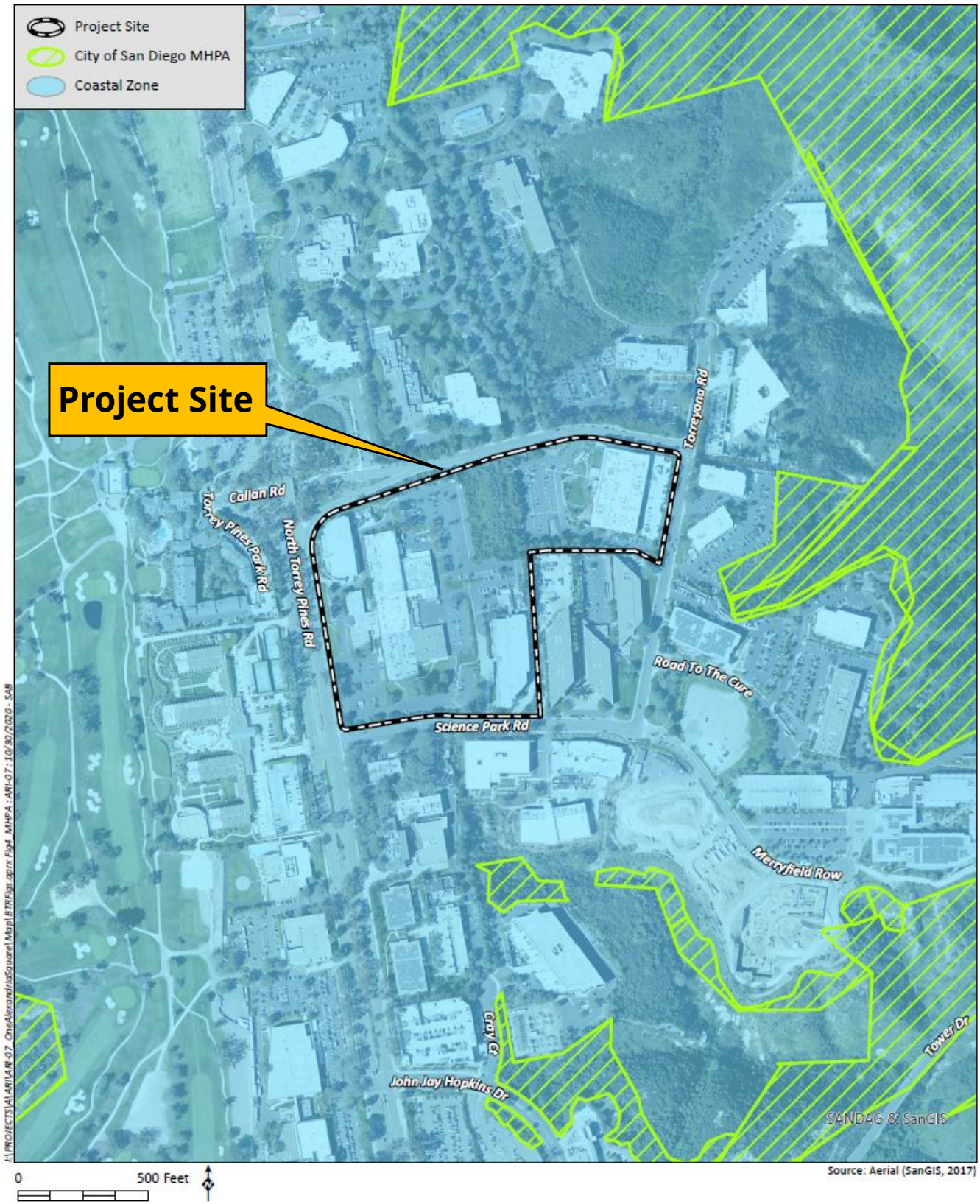
By:



Gary D. Dean

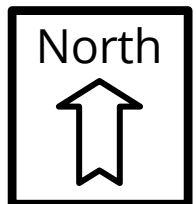
Executive Vice President and Assistant Secretary

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Multi-Habitat Planning Area Map

One Alexandria Square / 3010 Science Park Road, 10996
Torreyana Road, 10931, 10933 and 10975 North Torrey
Pines Road
PROJECT NO. 660043



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